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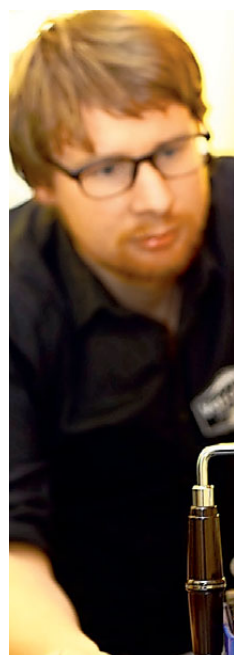
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welcome

Happy New Year! While I'm all for the ushering in of a fresh start and plans for bigger and better things, I must say I'm pretty perturbed by the speed at which 2012 whizzed by. Too much excitement I guess, what with the Jubilee (loved it), the Olympics (loved it) and the Paralympics (loved it, and actually got tickets!).

So how is 2013 going top that? Well, I guess it's down to us. I, for one, have vowed to inject a lot more fun into my life – more travel, cinema, theatre, eating out, dancing, catching up with friends, cooking, exercise, shoe shopping... That's a lot to fit in, and will require me to drastically cut down on pub hours (mixed feelings about that), but I'll give it a damn good shot.

This area is so full of people doing fantastic things that you'll never be short of inspiration when looking for fresh ideas to try. A new direction? Meet Brixtonite Jessie Ware, and find out how she's positioned herself to take the music world by storm on page 7. Need more colour in your life? Consider the quirky approach of Simon March, the brains behind East Dulwich's Colour Makes People Happy, on page 20. New wardrobe? Then get to grips with the humble trouser – it's back – on page 43. New health and beauty regime? Check out page 49 for the latest workout craze, Piloxing, and other wellbeing essentials.

It's all inside this issue, and then some. So here's to a happy new you!

Victoria

Victoria Purcell
Editor



On the cover

LIVING
SOUTH

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JESSIE WARE



Brixton's Jessie Ware is poised to take the music world by storm



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Rising star

Shaun Curran asks Brixton resident and Mercury Prize-nominated sensation Jessie Ware why south London is suddenly leading the music scene

Move over Florence, mind out of the way La Roux and watch your toes Adele, because south London has a brand new female pop star to add to the seemingly never-ending list – her name is Jessie Ware, and just as she ruled the pop scene in 2012, she looks set to own 2013 as well.

Brixton's very own Ware has spent the last 12 months making the transition from underground secret to mainstream, Mercury Prize-nominated sensation and she is following in the footsteps of the brilliant, widely varied and hugely successful singer-songwriters to emerge from south of the river over recent years.

Her debut album *Devotion* was one of the soundtracks of the summer and it has brought her an ever-increasing fan base drawn to her sleek and sassy pop take on downbeat club music and classic R'n'B.

But has the sudden acclaim made her forget where she comes from? You only need to spend a minute in her company to realise that the bubbly, affable and down-to-earth 28 year-old is as south London as the Lambeth Walk and that she remains true to her Brixton roots – roots she is more than happy to discuss at length.

"Well, it's not too far from my mum for a start," Jessie says with a laugh as she begins talking about Brixton. "She lives in Clapham, which is where I grew up, and I went to Alleyns, so I have always been a south London girl. Growing up in Clapham was really nice, I had a great childhood, but now Brixton is definitely my home » home,







and I always hang around when I am not travelling. Staying here keeps me grounded as well. My boyfriend works in a local school, and I see what he does and it keeps things in perspective. Brixton is good for that."

And what is it about the area that Ware loves so much?

"It's always so busy, there is so much going on," she says. "And what I love about it is that there is no pretension at all, the people are great. Everywhere has character. Brixton has a really good spirit. And plus all my mates are nearby, as well as my family, and with me being away all the time, when I come home I want it to feel like home. It is great I can hang around with them when I want. Plus I am too lazy to move. Would I ever live anywhere else in London? No, never!"

So as a true Brixtonite, what are her favourite haunts?

"There are so many! There are loads of bars, places to eat, and obviously there is the Ritzy cinema. But one of my favourite places is Seven at Brixton, which is a cocktail place that does tapas as well, and the tapas is really great. And the cocktails are really imaginative, you want to try a different one every time you go in."

"Another place I like to go is The Joint, they do the best

chicken wings! And great burgers, too. Heritage Deli is one as well, that is so delicious. Oh, and there is a Thai restaurant called Kaosarn, which is always really busy with big queues but they know me in there now so they always get me in. And they do such good soup. I could go on all day!"

I mention a particularly drunken night at the Hootananny, which brings about another passionate story.

"Yeah the Hootananny, that was another one!" she giddily remembers. "I love it! I used to go all the time. I actually used to go when I was too young," she says sheepishly, "and I used to have great, crazy nights there."

'Brixton has a really good spirit. There is so much going on. Would I ever live anywhere else in London? No, never!'

There was always great music on. You can go and dance all night."

As you can no doubt tell, Ware's south London credentials are second to none, so what does she make of the conveyor belt of brilliant female singer-songwriters – Adele, La Roux, Florence Welch, Lianne La Havas, Katy B – that have emerged over recent years to change the landscape of pop? Why has this happened in this little part of the world all at once?

"I do get asked this quite a lot," she says, "and the honest answer is that I really don't know. But it is amazing for south London. Because we are all doing our own thing, it isn't like we sound the same, we are all different in what we do, but there is that common thing between us. I know most of the girls as well, Florence was a few years below me at school, I know Adele and Lianne, so it's not like we are in competition. We are just all doing our bit. It's cool."

Ware is certainly doing her bit, and then some. *Devotion* has won plaudits from critics and her success has been one of the music stories of the past year. But it could have been so different, as Ware had given up on her music dreams.

"Now I am in it, I am going to give it a really good go and give my everything because it is too good an opportunity to pass up. But I didn't ever think it was possible. My main

focus was to go to university and get a good job. I always loved singing, but I thought it was just a dream. So I did what everybody else does and concentrated on getting a proper job."

True to her word, Ware pursued a career in journalism, first as an intern at the *Daily Mirror* sports desk ("I wanted to be a football reporter") and then at the *Jewish Chronicle* before her friend, singer-songwriter Jack Peñate, asked her to sing backing vocals on a Radio 1 session he was recording at Maida Vale.

After that 'amazing experience', Ware toured America with Peñate and hasn't looked back: guest spots

with artists such as Sampha and SBTRKT on (at the time) obscure dance tracks followed, which led to meeting the people with whom Ware co-wrote the majority of the tracks that that ended up on *Devotion*.

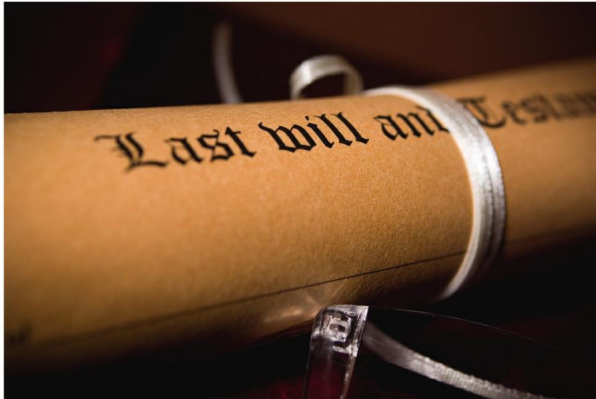
"There were a few people who I met and ended up working with, mainly David Okumu (the Invisible), Julio Bashmore and Kid Harpoon, and it was such a great experience. I much prefer collaborating with people who I already have a relationship with."

On tracks such as *Running* and *110%*, you can hear Ware's raw emotion that, along with brilliant melodies and her breathy, sultry voice, has connected with her audience. That audience swelled thanks to her Mercury Prize nomination ("that was so great, I noticed people started to know who I was then"), to the point that before her last Brixton gig, at the Electric, she was inundated with requests from old friends and acquaintances for tickets.

"That was my favourite gig of the year, I loved it," she gushes, "it is such a lovely venue, and the sound is great. I wish all my gigs could be in there. But I did have to switch my phone off, so many people wanted to come!"

"I know I am lucky to be doing this and I'm just glad people are listening. Being a bit older, I realise this might not last forever. I really want it to, I want to be singing for the rest of my life, but you never know. So I am going to make the most of it and do the best I can." }

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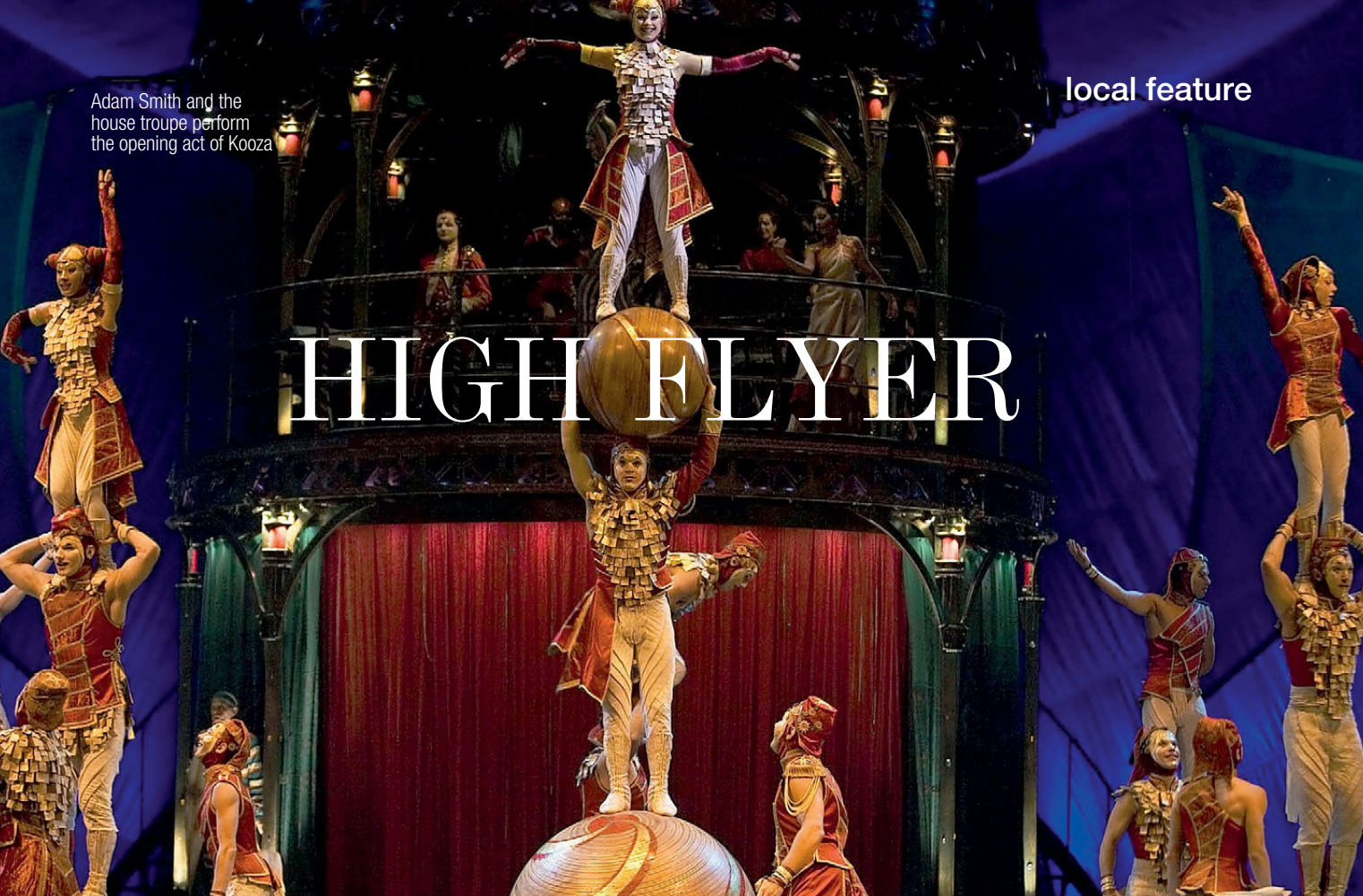
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Adam Smith and the house troupe perform the opening act of Kooza

local feature



HIGH FLYER

As Cirque du Soleil rolls into town with Kooza, Living South quizzes Beckenham's Adam Smith on his journey from Tumble Tots to Cirque star

What's it like to be part of the world-renowned Cirque du Soleil?

It's a place I've always dreamed to work, since I was a little kid. It's fantastic, and I get to travel the world. We get a week or two off when a show moves from place to place, so I've done a lot of travelling on my tour breaks. Every month I'm jetting off somewhere.

Do you get home much?

I get home to see my mum in Bromley normally once a year – she gets mad if I don't! I go out to a few restaurants and things like that when I'm home and there's always something new going on.

Tell us about your role in the show?

I'm in the house troupe and they do an act called the Teeterboard,

which is a huge seesaw that catapults people up in the air. There's a guy standing on the floor, I'm standing on his shoulders and just in front of us is the Teeterboard. Two guys run and jump on one end, and at the other end is a girl who flies up in the air and lands on my shoulders... hopefully, if everything goes right! That's my main trick.

And it all started with Tumble Tots...

Yeah, my mum took me to Tumble Tots and they said she should take me to a gym class. I started really young doing the basics and never left. I started off with the gymnastics that you would see in the Olympics, then I moved into sports acrobatics, which is more a kind of circus gymnastics, but performed in a sport. I was in the national team for that and became

world champion. Cirque recruits people from sport acrobatics for acts like the Teeterboard.

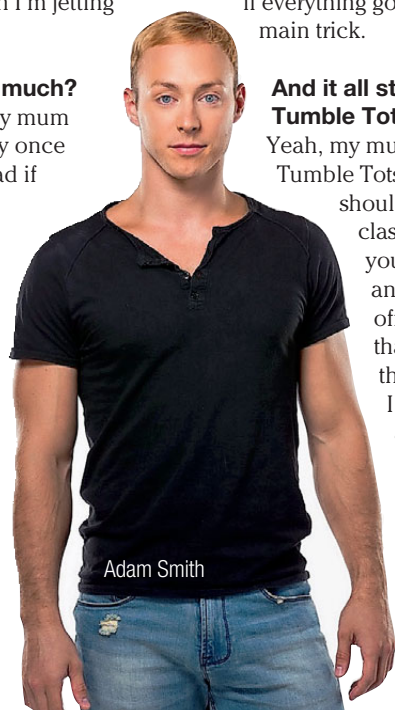
Was it a huge change, from sports gymnastics to Cirque?

I thought I'd be doing the gymnastics I was doing before but on stage and in a costume and that would be it, but when I arrived in Montreal (Cirque du Soleil HQ) to do the training, it was just jaw-dropping, I couldn't believe the things they made you do: acting like clowns, singing and dressing up in crazy costumes. I thought, 'Oh my God, what have I got myself into?' Now I'm doing this really elaborate, artistic character work in Kooza, it's a completely different skill.

What advice do you have for young aspiring gymnasts?

Just to work really hard, be dedicated and don't underestimate yourself.

*Kooza runs from 5 January for a limited engagement at the Royal Albert Hall. Tickets from £22.50
To book: cirquedusoleil.com/kooza
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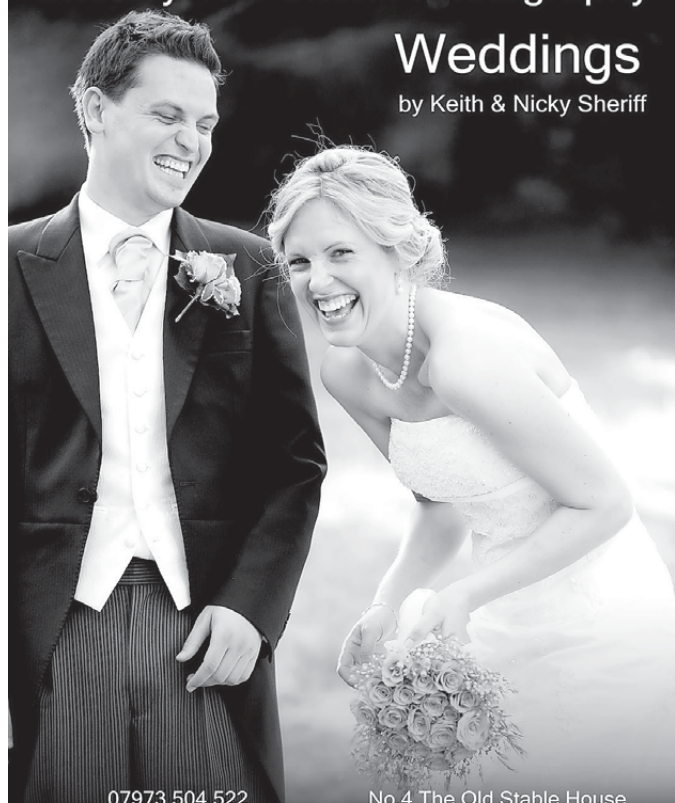
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Jenny Eclair

Reticent resolutions

On knuckling down – quietly – to those darned resolutions

It's happened again; I spent the back end of last year on tour and consequently am shuffling into the New Year with a vastly inflated backside, a pendulous wine gut and great meaty pork pie arms. Honestly, I look like something Hogarth painted: imagine a picture titled *The Waddling Washer Woman of Chardonnay Alley*.

I know, touring needn't be unhealthy, I always set off with the best of intentions; 'No carbs in the car' being my tour mantra, and my swimming costume rolled neatly into my gig bag along with my trainers.

Three months later, the costume's been in chlorine twice, I left the trainers under a bed in Stockton-on-Tees (bit far to go back and get them), and as for 'no carbs in the car', I broke that rule on Day One, pulling away from kerb outside my house!

Anyway, the New Year is here and with it come those resolutions, too boring to admit out loud because, lets face it, everyone's heard them before: lose weight, go to the gym, blah blah blah...

My plan this year is to get fit by stealth – to secretly swim and sweat off the excess without banging on about it

So my plan this year is to get fit by stealth – to secretly swim and sweat off the excess without banging on about it, until one hot day in July (yes there will be one), I shall emerge like a butterfly, all toned of thigh and taut of tum in a new one-piece blowing a trumpet.

In fact, I think I might keep quiet about all my New Year resolutions, this way I can keep my failures secret, only I will know that I have solemnly promised to be a cultural grown up, to go and see things that I might not even like – who knows, 2013 might be the year I go to the ballet without getting hysterical at the sight of the male dancers' jock straps? I might even try opera, mime or classical music. I'm just going to keep very quiet about all this, in case I decide to spend the entire year in a onesie, watching the telly, shoving crisps into my face.

Happy 2013!

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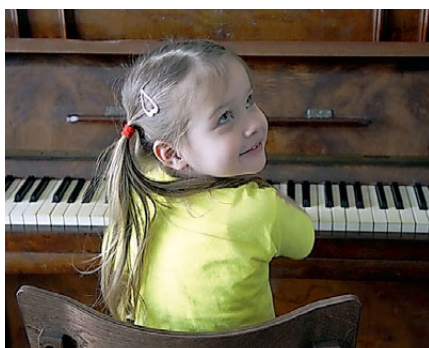
From raising its bascules for the Queen at the Diamond Jubilee Thames Pageant to displaying the Olympic Rings, Tower Bridge has been at the forefront of 2012 celebrations. *Golden Legacy* is a photographic celebration of a momentous year. Until 30 Jan. Adults £8, kids £3.40. See towerbridge.org.uk

ON NOW

Stuart Whipps mapped the connections between Latham and other protagonists like James Young, the first to refine mineral oil on a commercial scale. This process left behind the shale heap bings of West Lothian, captured in Whipps' photographs. *Flat Time House*, 210 Bellenden Road SE15 4BW; 020 7207 4845

ON NOW

In the aftermath Danny Boyle's Olympic opener 'green and pleasant land', BEARSPACE presents *The Aftermath*, an exhibition of new work by artists Suzanne Moxhay and Geoff Diego Litherland, who capture their visions of otherworldly lands. Until 12 Jan. 152 Deptford High Street SE8 3PQ; 020 8694 8097



WEDNESDAY

09 *Women's Liberation Music Making in the UK, 1970-1989* shows how feminists used music as an activist tool to entertain and empower women. The exhibition brings together a diverse collection of women's cultural heritage. Until 13 Jan. *Space Station Sixty-Five*, 373 Kennington Road SE11 4PS spacestationsixtyfive.com

THURSDAY

17 Friends of Dulwich Picture Gallery lead a backstage tour of the National Theatre, where you'll discover the secrets that bring the National Theatre's work to the stage, with rehearsals, set-building and costume-making taking place on site. 10.30-11.45am. £16, £13 Friends. *National Theatre*. Call 020 8299 8750 to book



SATURDAY

19 Find out about the men who lived and worked on board HMS Belfast in *History in Your Hands*, where kids can handle objects from the collections. This is a free family activity included in the general admission price (£14.50 adults, under 16s free). Until 20 Jan. *HMS Belfast*, *The Queen's Walk* SE1 2JH; 020 7940 6300

SUNDAY

27 SE22 Piano School's Family Concert takes place at the Michael Croft Theatre. This annual showcase for young piano students also features opera singers and instrumentalists, performing classical, jazz and songs from musicals. 10.30am. Tickets £5. *Townley Road* SE22 8SU se22piano.co.uk

SATURDAY

12 Royal Academicians and British greats are on show together at GX Gallery. Affordable and accessible, visitors can learn more about British contemporary art, with limited-edition, signed prints from Terry Frost, Peter Blake and collage artist Joe Webb. Until 7 Feb. 43 *Denmark Hill* SE5 8RS 020 7703 8396; gxdgallery.com



SATURDAY

19 Rosebery's Antique and Collectors Auction is a great opportunity to seek out original pieces in decorative arts, furniture, textiles, ceramics, jewellery and collector's items. 10am. Viewings 1-5pm Thurs 17 Jan and 9.30-5.30pm Fri 18 Jan. *The Old Chocolate Factory*, 74-76 *Knights Hill* SE27 0JD; 020 8761 2522

SATURDAY

19 Juke Joint Jump returns to Jive Party at the Rivoli to get the New Year into full swing (and jive). Ian Aitken and the band are all seasoned performers, influenced by the likes of Big Joe Turner and Wynonie Harris. The night commences with a beginners' jive class. £15. 350 *Brockley Road* SE4 2BY; jiveparty.com

THURSDAY

31 ShoutSouth Festival, run by Children's Writers and Illustrators in South London, a group of south London authors who work with children to develop their story writing skills (CWISL) takes place at London Southbank University. Until 2 February. shoutsouth.org.uk

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A portrait of Marilyn Stowe, a woman with short brown hair, smiling. She is wearing a purple top and a pearl necklace.

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Full colour

Helena Drakakis enters Simon March's quirky East Dulwich paint shop to discover just how Colour Makes People Happy

Simon March is staging a rebellion against interiors. Admittedly, it's a small skirmish from a frontline in suburban East Dulwich but it's got him going military red. "I know I'm being an idiot," he says apologetically. "I just hate the concept of interior design: companies that charge you £250 to create a mood board or lifestyle magazines that dictate what's in fashion." March's solution is altogether easier: step away from the magazines and start thinking about what inspires you.

It's a philosophy that runs through March's home-cum-paint shop. Entering Colour Makes People Happy is like stepping into a rainbow, yet bizarrely all the walls in this elongated play nest are white. Instead, there are rows of Dutch clogs mounted on walls which show off March's Siecle paint range. There's antiques and curios, vintage containers that adorn dressers, paintings, pink and purple teapots hanging from ceilings. There's even a grey and red miniature cable car suspended in mid air.

"This shop is my folly. I have created my own fantasy and a place where I can live in my own world," he admits. But, it didn't always look this way. When March first viewed the premises on Grove Vale in the snowy winter of 2009 it had been boarded up for 20 years. There was no floor, no

plumbing and inside was chock-full of random machinery parts. It took him two years to create "something from nothing".

"It's so primitive it would make my nan cry," laughs March as he gives a guided tour of his makeshift kitchen, toilet and shower room which sit slap bang in the middle of his shop, gallery space and screening room where he shows "colourful" films. All his curios and furniture have been found rummaging in skips or second-hand shops and today, atop a two-ring baby oven, he's got some homemade soup on the boil.

"I've made the most of what I've got," he declares. And for the Sussex-born entrepreneur, that's the key to style. It's not about spending thousands on grand designs. Instead, it's about discovering your favourite things and displaying them in clever ways that bring colour to life. "People say you can't paint a nursery grey, but why not?" he asks. "It will contain bright toys that inject colour. You can paint a toy box a great colour. It's all about juxtaposition. People need to stop thinking about whether the curtains match and start thinking about what they have and how everything's going to sit together."

This simplicity has informed March's quirky Canon Et Ball paint range – a humorous take on the well-to-do brand, Farrow & Ball. He started with a



Photography by Joe Lord





range of 60 colours which he's recently extended to 96. The paint base is made in Holland, which is home to 120 independent paint manufacturers and famed for its quality. The colours are mixed in his shop in a machine that sits near a philosophical conundrum daubed on a white wall. "Try looking at the paint and not the colour," it reads.

"I wanted to be connected to the world in an artistic way without ever having to embrace being an artist myself," says March who admits his obsession for all things Dutch developed after he split with his first wife, who was Swedish. "Swede's were dominating furniture and home decoration," he laughs, "Ikea was everywhere so I turned to Holland for inspiration. If you can go to Italy to get coffee you can go to Holland for paint."

Like everything else in his shop, March has injected honesty and fun into the kaleidoscopic range. Instead of standard titles like "Hawaiian Blue" or "Mocha" March's paints are called anything from "I will not dignify that with an answer" to "You're taking a liberty". He'll even make you up a personalised colour chart complete with your own quirky sayings. Ascribing different meanings to

March has injected honesty and fun into the kaleidoscopic range with paints called anything from 'I will not dignify that with an answer' to 'You're taking a liberty'

colours gives them whole new dimension, he says.

Colour Makes You Happy is less of a shop and more of an insight into March's mercurial mind. Its title was inspired by a sign in the window of a New York pancake parlour, which read "pancakes make you happy." Next year, he's even showing 365 films – one each day – that have associations to colour. "There'll be anything from obscure art-house flicks to *The Hunt for Red October*," he enthuses.

Whatever you do, though, don't turn up asking for interior advice. "I'm a complete subjectivist," he laughs. "I love green and blue together. I don't see why you can't put orange and pink side-by-side. What seems ghastly to everyone suddenly becomes desirable because someone somewhere made it look wonderful. My only advice is don't think about it too much. Just do it." }

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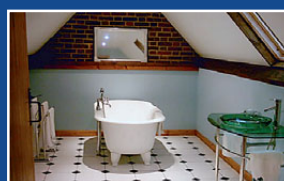
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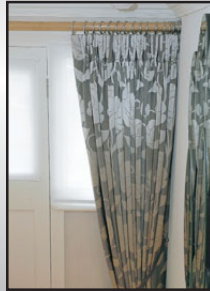


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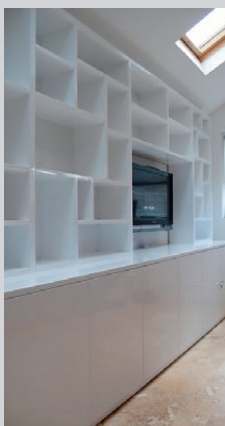
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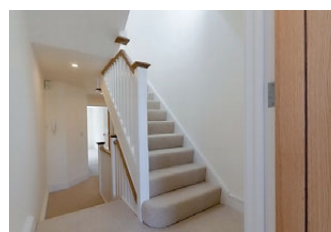
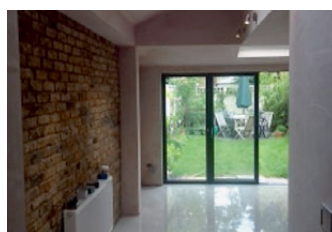


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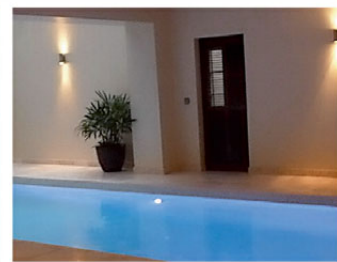
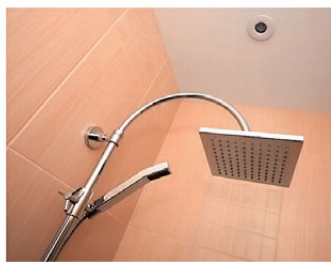
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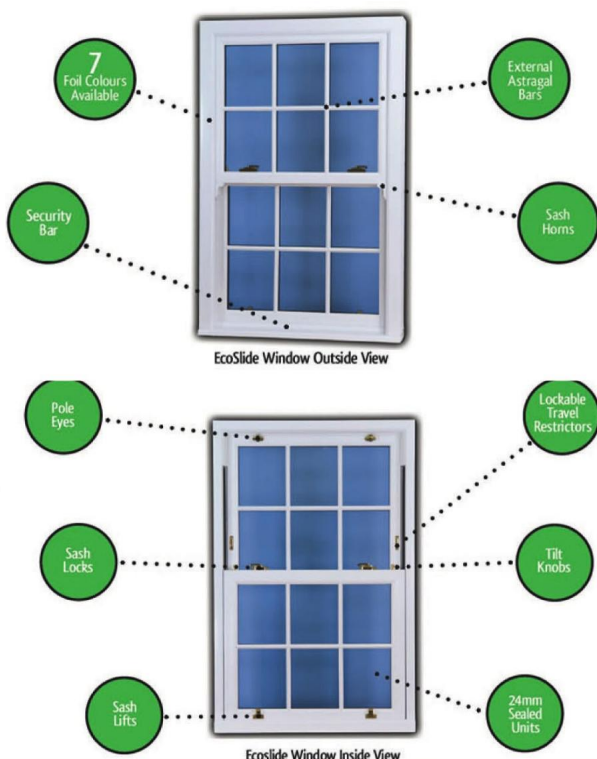
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Kurt Stewart (left) and Joe Lawless show us around Volcano Coffee Works in West Dulwich



Black gold

Not ready to embrace 2013? Time to wake up and smell the coffee, says Karen Jensen-Jones

If the January blues are making mornings a struggle, you're probably one of those who grab a coffee to keep you going. Equally, you may be one to linger over a carefully made cup of fine, rich coffee with just the right amount of crema, velvety milk and foam...

If, like me, you prefer the latter, look no further than Park Hall in West Dulwich where Kurt Stewart, founder of the independent roaster Volcano Coffee Works, patiently roasts small batches of ethically sourced, organic green coffee beans with, he admits, a slight obsession.

"I'm passionate about bringing high quality, freshly roasted coffee to people who love authentic coffee," explains Kurt, "and it goes right back to my childhood in New Zealand. My family are all foodies and every Sunday my sister and I used to hand

grind coffee beans from our local deli. I opened my first cafe with a friend when I was studying to be a chef, back in the days of the budding independent cafe revolution."

When Kurt moved to London in the early 90s, he was surprised at the lack of coffee shops and the questionable

quality of coffee available, even in gourmet restaurants.

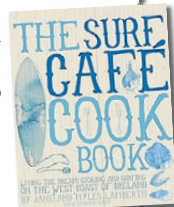
"I found Bar Italia in Soho, but that was about it!" remembers Kurt. "These days I'm still totally surprised at the number of restaurants that serve outstanding food but really bad coffee. We only roast quality



mikesearlephotography.co.uk

Let there be cake

Good coffee needs good cake, so how about this lemon squares cake from The Surf Café Cook Book? Sweet and gooey with a tangy sharp finish, it's the perfect afternoon treat. Keen surfer Shannon Denny (one-time Living South editor) helped develop the book. Find the recipe – and Shannon's top three surfing destinations for south Londoners – online at livingsouth.co.uk



Photography: Joe Lord



How to make the perfect cup o' Joe

Just as roasting is an art, a craft and a science, making the perfect cup of coffee is equally demanding and challenging: "You can ruin the best coffee in the world if you don't make it properly," explains Joe Lawless, Kurt's barista extraordinaire. "For an espresso, for example, you need the basics like fresh water, a clean espresso machine and freshly ground beans. Add the correct ratios of coffee and water, heat to no more than 90°C – it's extremely important not to burn your coffee – and create as little agitation [that's stirring to you and me] as possible. We also believe in paring down our coffee to make it as simple as possible, so we don't offer flavourings, and we recommend using full fat milk."

The milk matters?

"Use fresh cold milk as it incorporates lots of air. Warm it up but be careful not to burn it, as it will ruin the flavour of your coffee," insists Joe.

"The ideal temperature is about 60-65°C; once you're up to 72°C the milk will become denatured and watery. After heating your milk, keep swirling it around in its jug to create a silky texture."

Arabica beans grown in Central/South America, India/Asia and Africa where the altitude and humidity are perfect."

Kurt roasts daily to keep up with demand for his carefully selected coffees, not only for his coffee shop in Park Hall, but for discerning restaurant clients including Petersham Nurseries in Richmond, Zuma in Knightsbridge and Roka in Belgravia and Canary Wharf.

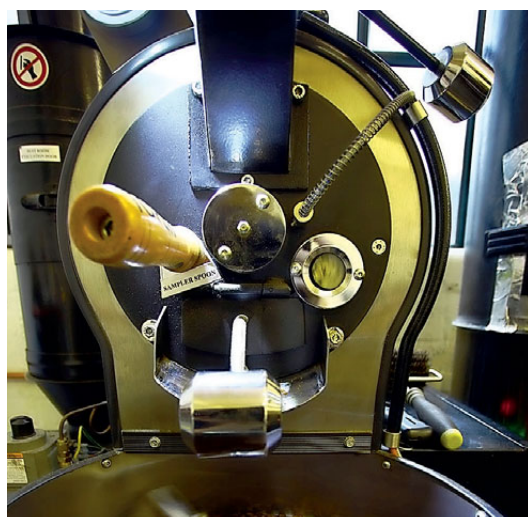
"I roast in small batches of about 9kg, up to a temperature of roughly 200°C, and the process takes just under 20 minutes," explains Kurt. "The whole idea behind artisanal coffee is that it depends on the artistry and touch of the roaster. You get the best out of your beans if you nurture them, watch their development carefully and then respond to the sight [swell and colouring of the bean], the smell [bread and nuts] and the sound [like popcorn popping]. Roast for even 30

seconds too long and you can lose the signature characteristics of the whole batch. I still get an adrenaline rush from judging exactly when the roast is perfect."

With delicious coffee on tap all day, be it an espresso, pour-over filter or 'aeropress', Kurt confesses to drinking about six double-shots a day, but he hasn't noticed any adverse side effects. On the contrary, he adheres to the health benefits found in the abundance of anti-oxidants in sensitively roasted coffee beans.

"The coffee machine's always on," says Kurt. "We hope those who appreciate great coffee feel welcome and engaged, but most importantly, when they have a cup of Volcano coffee, they stop, take a deep breath, and remember life is all good – even if it is January." }

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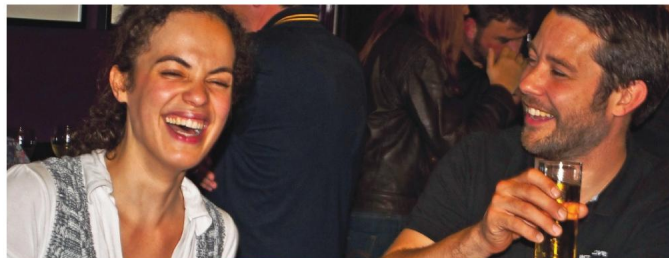
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**Events: Saturday 22nd Dec - Christmas Party, 7pm - late.
Monday 31st December - New Years Eve, 7pm-Late.**

Christmas opening hours -

Dee Dee's will be closed from the 23rd December and will reopen on Friday 28th
December. Dee Dee's will be open all the way through the New Year.

For more information:

Email: info@deedees-jazz.com Phone: 020 7326 1155
Website: www.deedees-jazz.com

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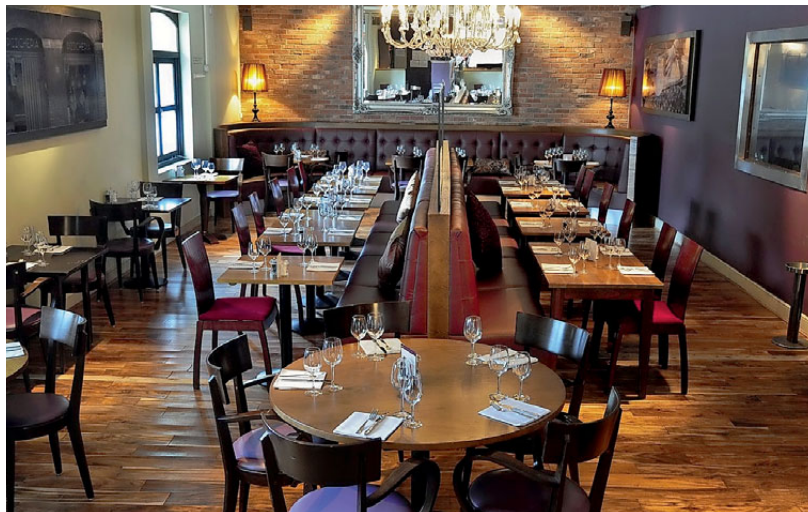
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Tel: 020 8299 0192 / 020 8693 3012

Make a reservation online at www.dulwichtandoori.co.uk

Recipe for living

Victoria Purcell relaxes by evening at Köz and Locale and by day grabs a good lunch on the go...



Locale

58-60 East Dulwich Road SE22 9AX
020 7732 7575; localerestaurants.com

After all that Turkey and jolly Britishness, it's time for something quietly sophisticated – cocktails and dinner at Locale, one of our most consistently wonderful local Italians.

I dined with a friend on a relatively quiet Tuesday evening, and after an Aperol Spritzer the stage was set for a great Italian meal. We started off light with a tomato and mozzarella caprese (fresh, light moreish mozzarella) and delicious pan-fried scallops wrapped in pancetta.

Next up we ordered an 8oz British sirloin steak, medium rare, and a pan-fried cod fillet on fregola sarda – Sardinia semolina pasta, like giant

couscous – with mussels, clams and tomato sauce. Both were prime examples of simple food done well – a wonderfully flavoured, char-grilled tender steak, and fresh, succulent cod fillet with crispy skin, which worked fantastically with the hearty fregola.

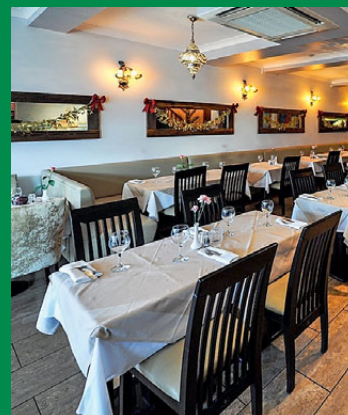
Dessert might be off the menu for most, New Year's resolutions and all, but we figured a panacotta wouldn't hurt – served with chilli and orange it was amazing. The cheesecake might mean an extra gym session however; indulgently creamy, topped with blueberries and truly irresistible.

We continued chatting over a sophisticated espresso martini and a novel tiramisu cocktail. Who said January had to be dull? This year we're living La Dolce Vita!

Quick 'n' healthy

Tasty Little Numbers by Jo Beach has launched six new additions to its popular portion-controlled product and snack range. The 300 calorie heat-and-eat meal pot, created with real ingredients, solves low-cal-lunch-on-the-go dilemmas with six new variants including Creamy Chicken Hotpot, Red Thai Spiced Coconut Chicken Curry and Sicilian Chicken Pasta.

Available in selected Sainsbury's stores nationwide, £3.29



Köz

127 Lordship Lane SE22 8HU
020 8693 7034; kozrestaurant.co.uk

A celebration of the heritage of Ottoman cuisine, the menu at Köz includes dishes from Central Asia, the Middle East and the Mediterranean, prepared by chefs with an eye for both tradition and innovation.

Those meze are always tricky to resist, and I could happily have opened the menu at the list of hot and cold sharing dishes and not gone any further. We selected kisir (an Eastern Anatolian salad of celery, green and red pepper, bulgur, nuts, onions and tomato sauce), taramasalata (blended cod roe, lemon juice and olive oil), sarma (onion, rice, blackcurrants, pine nuts, mixed spices and olive oil wrapped in vine leaves) and hellim, that you'll probably know better as halloumi. I'm a huge taramasalata fan, and this one was delicious, a creamy mousse that knocks the socks off the watery gloop I usually buy from Sainsbury's. The halloumi was perfectly filled, too.

For the main event, I ordered the Islim kebab, a casserole of diced lamb encased in a dome of baby aubergine slices with tomato sauce and fresh herbs, served with rice. Hot and hearty with the most tender chunks of lamb, it was a wonderful dish for a cold winter's evening.

The smokey charcoal grill (the köz) really makes the difference, from the delicious kebabs to the pittas served on being seated. Even the rice – normally cast aside when it appears with my food – is cooked brilliantly – proudly puffed out, fluffy and mixed with grains of fried rice to add flavour.



The best things...

...keep on getting better, says Sudi Pigott, of Blackheath's finest neighbourhood eatery, Chapters All Day Dining

Hands up, who has a favourite winter jumper to cosy up in? A book they read again and again? A restaurant they always want to return to, knowing they'll get a warm welcome and a menu they read with excited anticipation. Odds are that Chapters regulars (and there are many, even weekday lunches buzz with animated chatter) will recognise this sums up their local all-day-dining brasserie, a place that keeps on getting better.

Proud recipient of the only Michelin Bib Gourmand in south east London, Chapters Head Chef Alex Tyndall has an impressive CV. He played a major part in the success of The Food Company, Essex's answer to the Selfridges food hall. He also worked at the 4-Star Queens Hotel in Leeds and was head hunted by Master of Wine John Hoskins for his Huntingdon-based restaurant. His association with Chapters chef-director Andrew McLeish goes back to 2004, before taking the helm at Chapters.

Tyndall believes the perfect local restaurant should always be gently evolving, so there's always something extra and different to tempt. Right now he's seasonally mad on game; Jospers-roasted red leg partridge, curly kale, baby onions, pancetta

and pomme purée, and slow-roast pork belly served with colcannon, caramelised apple and cider velouté. There are some incredibly enticing new cocktails too, since cocktails with dinner are very definitely hip (try Butterfly Kiss with three-year Havana, Aperol, fresh lime and raspberries). Yet the delicious favourites remain too – fish and chips and the Jospers burger will never be off the menu. Why not? Try them and find out why they're irreplaceable.

Talking Jospers, Chapters has Blackheath's only Jospers Grill – a cult, gleaming beast of a charcoal oven with incredible heat that imparts incredible, subtle smoky flavour. Jospers are considered a must by all the best Mayfair steak restaurants.



What's more, Chapters offers a steak to suit every connoisseur, from an ultra-supreme British grass-fed Herefordshire rib to a premium USDA grain-fed beef from Great Omaha. There's an astonishingly reasonable menu du jour too, with three courses for \$14.95 at lunch, \$17.95 at dinner.

"It's all about consistently demanding the finest ingredients and just letting their flavour shine through," explains Tyndall, sneaking out of his busy kitchen to cast a watchful eye over a buzzing midweek lunch, that is seamlessly seguing into afternoon tea with many a cheeky glass of champagne being ordered.

A new arrival is the gentleman's afternoon tea, which has such manly delicacies as salt beef on toasted rye with mustard mayonnaise and pickles, champagne glazed oysters and warm chocolate brownie, a tasty spread and very appealing parking spot for shopping-phobic partners, as long as they promise to leave someone a slice of the gorgeous Battenberg cake... }

Chapters All Day Dining, 43-45 Montpelier Vale SE3 OTJ; 020 8333 2666; chaptersrestaurants.com

Sudi Pigott is a freelance food and travel writer for The Times, Independent, TIME, Metro

The Lido Cafe's Anke Weber, Daniel Edwards and Nicholas Waters

Simply the best!



Best for service

Winner: The Lido Café
Brockwell Lido, Dulwich Road SE24 0PA
020 7737 8183; thelidocafe.co.uk
Runner up: Veer Zara
44 Lordship Lane SE22 8HJ
020 8693 7584; veerzara.co.uk

Photography by Joe Lord

Congratulations to the winners and runners up in the 2012 Living South Restaurant Awards!

Thank you to all who voted in the 2012 Living South Restaurant Awards. We've totted up some 250 votes across five categories and can now declare that our winners, and very worthy runners up, are...



Ganapati's Majeed Dsoppil, Abou Koya, Claire Fisher, Albert Tommy and Ady Woods

Best Indian restaurant

Winner: Ganapati
38 Holly Grove SE15 5DF; 020 7277 2928; ganapatirestaurant.com
Runner up: Dulwich Tandoori
54 Lordship Lane SE22 8HJ
020 8693 3012; dulwichtandoori.co.uk



The Teapot's Petros Yiannourkou

Best for lunch

Winner: The Teapot
56 London Road SE23 3HF; 020 8699 2829
Runner up: No 67 Café and Restaurant
67 Peckham Road SE5 8UH; 020 7252 7649
number67.co.uk

Best for a special occasion

Winner: Franklins
157 Lordship Lane SE22 8HX; 020 8299 9598
franklinsrestaurant.com
Runner up: Joanna's
56 Westow Hill SE19 1RX; 020 8670 4052
joannas.uk.com



Franklins' Rod Franklin and Tim Hewlin

Best newcomer

Winner: The Begging Bowl
168 Bellenden Road SE15 4BW
020 7635 2627
thebeggingbowl.co.uk
Runner up: Köz
127 Lordship Lane SE22 8HU
020 8693 7034
kozrestaurant.co.uk



The Begging Bowl's Jane Alty and Gunda Weinger

And our winning voter is...

Congratulations too to Christine Bleathman, who has been chosen at random from our many voters to win a pair 'Classic' Vinopolis wine tour tickets and a meal for two at the newly refurbished Vinopolis on the South Bank. We hope you have a wonderful time! Find out more about Vinopolis' wine tours at vinopolis.co.uk



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Keston Kitchen

Winter warmer

Ceri Wade cooks up a hearty New Year cullen skink



The Keston Kitchen calendar 2013 celebrates the best of Britain that we, here on Keston Road, know and love, with dishes such as jerk chicken à la Peckham and cider from the Shire. All the profits from the calendar go to Give Me Education, a not-for-profit organisation based in Ethiopia that helps more children get access to education.

Here, I'm offering up a sneak preview of the January dish from the calendar: cullen skink. I am lucky and get to spend some time in Scotland every January for an amazing Glaswegian festival called Celtic Connections. I love Scotland. I love the people, the music, the landscapes, the whisky... and the food.

My dear cousin Gareth introduced me to this dish, a hearty, warming soup with smoked haddock and tatties, at Babbity Bowers pub, and now I'm introducing it to you. Some people add cream, but I don't think it needs it. Best eaten while sipping on fine ale and catching up with family or friends...

Ingredients

500g undyed, responsibly sourced haddock
2 large potatoes, peeled and chopped into large chunks
1 large leek, finely chopped
1 large onion, finely chopped
500ml milk
100ml white wine
1 bay leaf
1 lemon
1 tsp mustard powder
Salt and pepper
2 garlic cloves, finely chopped
Fresh chives or parsley to garnish

Method

1. Place the smoked haddock, skin-side down, in a large pan with 500ml water, peppercorns and bay leaf. Poach gently for approx 4mins so the fish is just cooked.
2. Remove the skin from the fish. Flake the fish and place to one side. Put the skin back in the cooking stock and set the stock aside.

3. Gently fry the onion, garlic and leeks in a separate pan until soft, but do not brown. Add the potato cubes and fry for 10mins, coating the outside in butter.
4. Remove the peppercorns, bay leaf and fish skin from the stock, then add it to the pan with the wine and lemon juice. Boil the potatoes for a further 10mins until soft. Now add the milk and mustard powder and season.
5. I prefer my Cullen Skink to have a hearty feel with chunks of potato and fish, so I mash the potato lightly in the mixture and then add the fish. If you prefer it smoother, run it through a blender.
6. Warm the mixture through, check the seasoning, add chopped parsley or chives and serve with chunky bread.

The Keston Kitchen calendar is £10 from thekestonkitchen.blogspot.co.uk



promotional feature



Love Bridal

Love Bridal is an exquisite, glamorous new bridal boutique that opened its doors in autumn. Love Bridal takes a fresh approach to the customer experience, with no pushy sales patter, a good understanding of the female form and a great range of affordable dresses to suit all shapes and sizes. 57 Westow Street SE19 3RW; 020 8771 0738 lovebridal.co.uk



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I do, I do, I do!

The essential local knowledge for blushing 2013 brides



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Leg work

Isabelle O'Carroll on the bold, flashy return of the once-humble trouser

Trousers; always the bridesmaid, never the bride... The humble trouser is often left holding the bouquet in favour of more exciting, gobby pieces. But trousers are creeping back into women's wardrobes as fashion-forward items in their own right. This is in step with the more down-to-earth mood floating through the fashion stratosphere as pragmatic becomes cool. Duvet-day chic translates into cosy fabrics like knits, tweeds and corduroys, as well as pyjama tops and slipper shoes.

Trousers as a statement item is all about unusual fabrics and eye-catching prints. New York label Altuzarra featured loose, printed trousers worn with belted blazers in his SS13 show. Both Celine and Dries Van Noten flew the flag for the 90s with Celine's slouchy minimalism in neutrals and Dries Van Noten's luxe reworkings of check-print trousers and off-key floral cigarette pants.

Finding your perfect trews is a game of trial and error as fits vary across brands. Reiss, Joseph, Gap and Hobbs are all known for fantastic cuts. As a rule, go for higher end labels and experiment; don't be afraid to try something new. One woman's leather joggins is another's jacquard cocktail trouser... Following Isabelle O'Carroll's fashion blog at isabelleoc.co.uk »



Gabrielle trousers
£47, Priestly knit
£110, both reiss.com



J Crew wool twill trousers
£185 from JcCrew.com



Linnie cropped tailored
trousers £120
from reiss.com



Tartan trousers £48 from
warehouse.co.uk

Smart trousers

Cropped trousers are the new daytime standard, forget poly-blend black; mannish tailoring is a great way to update your workaday look. Choose from classic grey, colour pop hues or go out on a limb with tartan (in subtle mossy hues it's less Rod Stewart and more McQ by Alexander McQueen).

The perfect pairing for tailored trousers is a fancy t-shirt; like your average tee but in flash fabrics like brocade, leather or bonded jersey. Work a luxe t-shirt with pointy kitten heels or Chelsea boots and slouchy 60s-style car coat for a contemporary, comfortable daytime ensemble.

Casual trousers

Skinnies are still going strong as the favoured off-duty trouser shape: stretchy, simple and easily matched with an oversize shirt or knit. Reboot your weekend wardrobe with updated takes on the classic jean; take corduroy, which has shed its fusty image and in eye-catching colours makes a great alternative to denim. Subtly printed jeans also change up the traditional blues and doff a hat to the baroque trend. With just a few quick accessory changes you can wear your printed denims into evening too.

The statement knit is still going strong, choose a bright colour, interesting texture or metallic finish to team with your skinnies. A classic suede desert boot (very big this season) and bobble hat complete the perfect easygoing Sunday outfit.



Current Elliott brocade
black skinny jeans £200
from my-wardrobe.com



NW3 by Hobbs cords
£51.00 (was £85)
hobbs.co.uk



Grey printed
jeans £110 from
reiss.com



Three Floor ultra violet
trousers £68 from
bengtfashion.com



Hobbs metallic blend
Precious trousers £149
hobbs.co.uk



Premium brocade floral
trousers £45 from
asos.com

Cocktail trousers

Last year saw the rise of metallic and jacquard trousers but luxe isn't just for the festive season. If you haven't already succumbed, they're the new way to do effortless formal, so kick start the New Year with a pair of lively cocktail trousers. It's a trend that looks to stick around for 2013 so you can totally pass them off as an investment.

An inspired alternative to the dress, luxe trousers make for a stylish evening choice, but they can also look great in the day. Team them with simple pieces for an insouciant chic look; simple stilettos or brogues and a grey marl tee or silk shirt. The thigh-conscious can take a leaf out of Miuccia Prada's book by teaming them with a tunic or lightweight shift.



Printed blazer £55, trousers
£35, both asos.com



Miss Williams - Petite et Beau is an online clothing store catering to the petite market. We source clothing, shoes and accessories that are unique and one of a kind. Our clothes are designed to enhance and compliment women and girls 5ft 4" and under. Clothes sizes range from 4 to 12.

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Jane Castor-Perry,
Member since 2007

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Nick Elwood,
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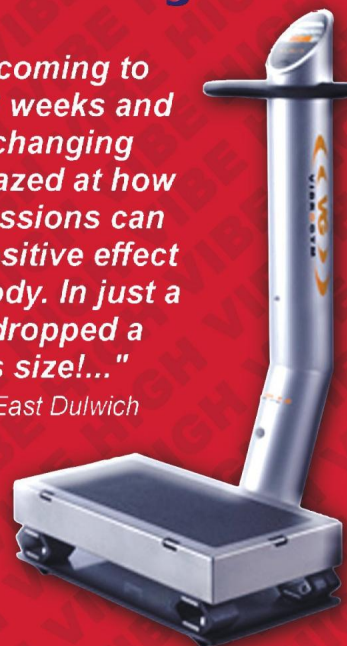
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The body MOT

Happy New Year! Victoria Purcell takes five essential steps to get body and mind back on track ready for 2013...

The workout

Wow, what a workout! Sleek. Sexy. Powerful is the tagline for Piloxing, the latest Hollywood fitness craze set to take the UK by storm, and while I expected it to tick the first two boxes, I didn't expect it to so emphatically tick the third.

Piloxing at Push Studios with Teresa Malins combines Pilates and boxing into a fast, fun 'fat-torching, muscle-sculpting, core-centric interval workout'. Sure, the name sounds a bit daft, and you might be tempted to write it off as a fad workout, but this fresh fitness class is spot on for me. I've been meaning to take up Pilates for a while, but I do find it a bit dull. I've dabbled with boxing workouts too and, while they really are fun, they can be pretty hardcore. This gives you the best of both worlds: a great cardio workout with combinations of jabs and uppercuts (while wearing weighted Piloxing gloves) to work the arms, shoulders and obliques (as you twist through the punch), and a low-cardio core and muscle strengthening Pilates session. Alternating between the two throughout the session, interval-style, shocks the body into working harder. It's an all-over body workout that can burn 900 calories per session if you go for it – you get out what you put in! Classes are £10, or 8 for £72, Tuesdays 9.45am and 8.15pm. *Push Studios*
17-19 Blackwater
Street SE22 8SD
020 8693 9111 »»

Piloxing is the brainchild of Swedish dancer and celebrity trainer Viveca Jensen. It blends the power and agility of boxing with the sculpting and flexibility of Pilates





Shiatsu, developed in Japan in the early 20th century, grew from traditional Chinese massage and energy-based therapies and modern advancements in physiology and medicine

The holistic massage

Shiatsu is so much more than massage, though a darn good massage it is. It was recommended to me to help alleviate a trapped nerve and stiffness in the shoulders that had persisted for weeks. So if you have any body niggles before embarking on your new wellbeing regime, do try it.

A holistic therapy, the aim is to balance your energy system (Chi) and stimulate the body's self-healing properties. Benefits include easing tension, alleviating pain in muscles and joints, managing stress and increasing energy.

Shiatsu with Lisabetta Vilela at The Little Escape begins with a comprehensive health and wellbeing questionnaire to establish your symptoms or requirements. Lisabetta then started by palpating my stomach (which sounds disconcerting, but merely means 'feel'), as all energies are centred here, giving her guidance as to where to start. She first worked the side of my body without the complaint, prompting the affected side to start relaxing. After working the rest of my body, Lisabetta concentrated on the afflicted area with a very firm, prolonged massage to release tension. Afterwards my whole body felt warm and relaxed, while the bothersome area tingled intently and felt hot, a common response as the body responds to the therapy. A few more sessions and I'll soon be back up to speed – hopefully my Chi will be too!
4 Paxton Mews, off Westow Street SE19 3RW
020 3384 0509; thelittleescape.com



The skincare

Veronica Massa, who has a background in aromatherapy and Chinese medicine – and amazing skin – decided to develop her own 100% natural remedies and skincare range when her daughter was born as an alternative to mass-produced products.

The new Massa Holistics Youth 'n' Roses utilises the renowned anti-aging properties of rose to firm and tone the skin, improve texture and make it appear smoother, softer and younger.

The range includes a cleansing balm, toning water, eye toner, exfoliating face mask and beauty oil. Try the Beauty Oil Rose, with organic rosa mosqueta and rosa damascena, pomegranate, green tea and sea-buckthorn, leaves skin with a radiant glow. Rich in antioxidants and vitamins, it improves skin complexion making it smoother, firmer and younger.

4 Paxton Mews, off Westow Street SE19 3RW
0203 384 0509; thelittleescape.com

The facial

In 1963, Rene Guinot finalised his first breakthrough, the Cathiadermie, later to become known as the Hydradermie – the first facial to use mild galvanic and high frequency currents with specially formulated plant-based products to deep cleanse and oxygenate the cells.

Today's technological developments give Hydradermie2 double the results due to double ionisation, and here comes the science: positive and negative ions diffuse active ingredients deep down



Guinot's Hydradermie facial has been recognised as one of the most superior facials since the 60s

to the sebaceous glands so skin absorbs the active ingredients while impurities and toxins are removed. With Hydradermie2, the 38% increase in ionisation, combined with Guinot's effective firming and toning serums, penetrates the active ingredients quicker and deeper into the skin, leaving it even more radiant, hydrated and youthful.

Try the one-hour 45-minute Hydradermie Plus, focusing on the face, eye area, neck and décolleté – with a luxurious Serenity essential oil massage using, at Lesley Leale Green. £84.

70 Dulwich Village SE21 7AJ; 020 8299 2906

2 Croxted Road SE21 8SW; 020 8670 4488

lesleyleale-green.co.uk

Hydradermie boasts the most advanced technology in the care of the skin, successfully treating acne, dry, sensitive, dehydrated, mature and hyper-pigmented skins

The detox

Feeling lacklustre? Shake off the festive overindulgence with the Forever Living Clean 9 detox pack. A Nutritional Cleansing Programme, the Clean 9 cleanses the body of unnatural chemicals, putting you "on a path to a cleaner, healthier, happier you".

It's not for the faint-hearted, mind, since food is entirely off the menu for days one and two, replaced by a nutritionally balanced combination of aloe vera gel, high-protein meal-replacement shakes and supplements to support you. Sounds extreme, but the programme has been developed by doctors and nutritionalists, so rest assured your health is the number-one priority. Days three to nine involve a similar routine, but with the addition of a generous 600-calorie meal. I tried this two years ago and shed an inch from my thighs and waist, so I think it's high time I did it again.

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Bodyshot Personal Training works with men and women of all ages, specialising in weight management, strength training, suspended movement training (pictured), boxing, running and circuits. Advice on nutrition – a vital part of any fitness programme – is also provided. The focus is on getting results while having fun. For further information call Leanne on 07401 441 818 or see bodyshot-pt.co.uk

Luxe Lanzarote

Hankering after some winter sun? Consider Lanzarote in the Canary Islands for a first-rate break, says Lorraine Crighton-Smith



Lanzarote has shaken off its 'Lanzagrotty' tag, and quite rightly so. Yes, Puerto del Carmen is home to the 'Hippodrome' where you can get at least three free drinks with the one you purchase, but there is so much more to the island, and it's become rather upmarket too. Take Playa Blanca. There's the 5-star hotel complex Princess Yaiza, which is vast and luxurious. It even has its own 10,000 m² Kikoland – for the kids.

If you prefer more independence than a hotel may offer then enquire about Natural Retreats self-catering accommodation. We rented a villa

for the week, and could quite happily have stayed there for longer. Perhaps even permanently. The villas are spacious, with a contemporary interior that's been designed to the highest specification. The top-of-the-range Bulthaup kitchen had everything you could possibly need in it, including a high tec coffee machine (that took at least three of us to fathom). There's air conditioning throughout the apartment, which is perfect for cooling down from the Canarian sun.

Our favourite place to kick back was on the terrace around our personal swimming pool. Our apartment had a selection of inflatables (perhaps meant for younger guests), including

lilos and rubber rings, which we put to good use. Enjoying a Dorada (a local beer) by the pool was blissful. The pool is heated through the winter months (October to May) but was perfectly pleasant to swim (or sit) in during our stay in September.

If you prefer the sensation of sand between your toes then there are several beaches a short drive away. You can walk, as we did (you can take the girls out of London...) but the pathways here aren't particularly pedestrian friendly. There's a dirt track to cross on the way down to the coast, and it's about 10-15 minutes from there to the first of three beaches. Further down Playa Blanca there is



a blue flag beach, and the Papagayo beach, tucked away in the Los Ajaches nature reserve – an area of volcanic hills on the southern tip of the island – is widely acknowledged as one of the island's most beautiful beaches.

Bored of the sand? Well one thing Lanzarote has in abundance is rock. It's a volcanic island (complete with black sand in parts) and a visit to the Timanfaya National Park is a great excursion if you fancy getting up close to the craters. It last erupted in 1824, but the trail of destruction it left behind is fascinating to see.

Diving is another popular activity for tourists in Lanzarote. We spotted a few snorkelers along the shore too

so there must be some interesting underwater sights to behold.

Canarian cuisine doesn't just amount to the rather grotesque Burger King on the promenade in Playa Blanca. In fact, very close to our Natural Retreats villa was a parade of restaurants – by La Mulata – that could have fed us all week. A superb Argentinean steakhouse (El Argentino) won our custom twice throughout the week, and there's an impressive Italian and a great Greek place too. Do head down to Marina Rubicon for an evening though, where there's a vast selection of restaurants and bars that offer the pretty marina view. »»

Natural Retreats offers seven nights in a three-bedroom villa at Natural Retreats Playa Blanca from £655. For further information call 0844 384 3166 or see naturalretreats.co.uk



‘Our favourite place to kick back was on the terrace around our personal swimming pool... it was blissful’

Sun, sea and sand

Make the most of Lanzarote’s balmy climate at the beach. There are tons to choose from, but here are some of our favourites:

Playa Flamingo

This man-made beach is a great choice for families – there are sun loungers aplenty, banana boats and pedalos for hire, and a strip of shops and restaurants a short stroll away. The way it’s been designed means the sea is calm at this bay, so those who are water-shy can take a tentative paddle in peace.

Playa Blanca

Although small, this strip is perfectly formed, with soft sand, and waves when the tide is right. There are no amenities so do take your own parasols etc, but it’s surrounded by an impressive selection of cafes, restaurants and bars, so you won’t be far away from anything you need.

Playa Dorada

A bigger beach complete with golden sand and plenty of sun loungers waiting to be hired. The perfect base for a day of sunbathing, you can walk from here along the promenade to Marina Rubicon for a stroll around the boats or a harbour-side ice cream.



Don't leave Lanzarote without...

Trying Canarian wrinkly potatoes. They may not sound (or look) massively appetising, but they’re cooked in salt water and served with a range of ‘mojos’ – traditional sauces – to produce a truly scrummy dish. The perfect accompaniment for fresh local fish.

Having a cocktail at Marina Rubicon. Here, you’ll find a great selection of smart eateries, all overlooking the harbour. Bars are open fairly late and offer the perfect vantage spot for some fantasy yacht-buying. Remember mosquito repellent though as most places are directly next to the water.

Visiting Fuerteventura. Just a short ferry ride away, it’s worth catching a boat one day to see life on Lanzarote’s neighbouring island and stretching out on one of its sandy beaches. }

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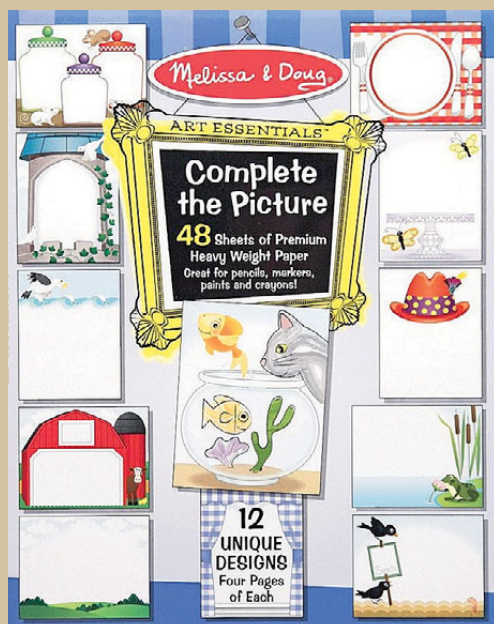
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Karen Jensen-Jones endeavours to keep the kids content after Christmas with these fun, low-cost family activities



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It's always a treat to pop in to Tales On Moon Lane in Herne Hill – its shelves are fit to bursting with fabulous activity books. Be sure to check out the Melissa & Doug range of colouring pads and sticker books. *Complete the Picture* pad will keep your budding Picasso's busy for hours with 12 different scenes to complete with crayons, felt tips or pencils. £3.99.

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For the outdoorsy, Alleyn Park Garden Centre is a lovely spot to while away an hour with your toddler in tow. Check out their Seedboms – grenade-shaped cardboard containers filled with seeds that you dampen and then throw at a patch in the garden. They're great fun for kids! Poppy Peacebom \$2.95 (pictured below).

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Sydenham High is currently celebrating 125 years in educating girls aged 4 to 18 from across London and the South East. This summer the school achieved quite exceptional GCSE and A Level results – some of its best ever results and somewhat bucking the trend nationally. This followed an Inspection report that judged the school to be outstanding for providing a first-class education, allowing pupils to be intellectually fulfilled at the same time as offering lively and stimulating enrichment beyond the classroom.

Head teacher Kathryn Pullen firmly believes that the school's approach to educating and not just examining pupils is at the heart of enabling each girl to achieve her full potential – something she refers to as the 'Syd Effect': "Our aim is to prepare each girl for what the future holds – by setting high expectations, providing a strong academic framework, instilling confidence and supporting every girl's emotional development so that she can be the absolute best she can be."

This approach can be seen at every level of the school. Each pupil has her own development plan right from the moment she arrives, ensuring that she can be supported and encouraged at every stage of her school life. In the Junior School, alongside normal lessons, pupils also

take part in cross-curricular, enquiry-led learning experiences, which embed their knowledge as they work. In the Sixth Form, as well as her A Levels, each girl has the opportunity to take the Extended Project Qualification (EPQ). This allows students to pursue independent areas of study supervised in a similar way to a university dissertation or thesis. Pullen believes this is a great preparation for academic life at university and was delighted that this summer 71% of those pupils who completed the EPQ gained A* or A grades. The school has now become a centre of excellence for EPQs within the 25 schools for the Girls' Day School Trust, to which Sydenham High belongs.

Life beyond the curriculum is also vibrant and enriching, with plenty of sport, music, drama, art and clubs of all kinds so that every girl has the opportunity to stretch herself. Girls are

also encouraged to take part in charity fundraising and community service. Pupils recently raised over £9,000 for cancer charities by making a bid to break the world record for the biggest cereal breakfast as part of the school's 125th anniversary celebrations – an idea that came directly from the pupils.

Looking ahead to the world of work, the school has also launched a Young Enterprise initiative for Sixth Formers in conjunction with Dulwich College, designed to give pupils a taste for entrepreneurship and to build practical business skills. Two combined school teams are now working on solid business ideas.

"We're proud of the excellent academic achievement of our girls – just as we are proud of our award-winning choir, our range of sports, our theatre productions and the creativity in art and design," says Pullen. "But our definition of success is broader than that: when we look at our girls, we see people who are articulate, well-informed and open-minded. They are not afraid to accept a challenge and have the courage to try new things and the self-belief to see them through – vital attributes to deal confidently with an ever-changing world." }



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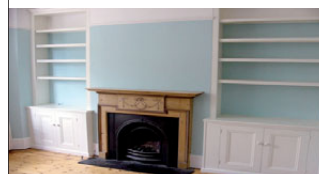
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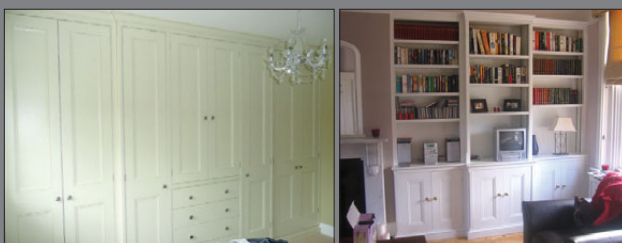


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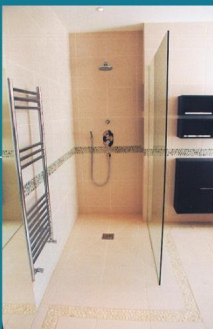
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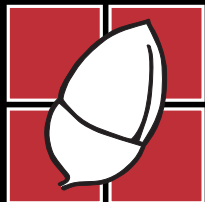
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Sold!

Keating Estates is proud to have sold this incredible 3,300 sq ft, five-story, five-bed, four-bath home, but urgently requires similar properties. The grand period houses perched in the beautiful tree-lined avenues of the Telegraph Hill Conservation Area are more in demand than ever. The incredible views of the City and Canary Wharf, the speed that the Overground extension whisks you into the business districts, the excellent schools and award-winning park mean that demand will only rise and rise in this area.

Contact Keating Estates on 020 8299 8111 if you are considering marketing your property





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For Sale



**Lordship Lane
East Dulwich SE22
£364,950 L/H**

Beautifully refurbished Victorian conversion garden flat on East Dulwich's famous Lordship Lane. This property is set over three floors and comprises two large double bedrooms, separate WC, open plan fully fitted kitchen/lounge area with integrated appliances and four piece bathroom suite. Further benefits include private rear garden. This property is offered to the market with no onward chain and could not be in a better location or have a better finish.

**Dulwich 020 8516 3666
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**Joseph Mews
Peckham SE15
£364,950 F/H**

Stunning two double bedroom bungalow within a private gated mews of just two homes. Through the gates a short driveway leads to ample parking for two cars. Enter to a large hallway that peels off into two double bedrooms, bathroom and open plan lounge/kitchen. A set of glazed French doors lead from the lounge into an extensive private garden laid to lawn with a paved patio. Nunhead and East Dulwich are nearby, stocked with quality bars, delicatessens and independent shops.

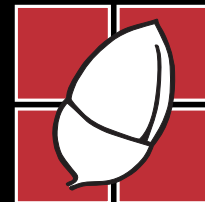
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To Let



Trundleys Road Surrey Quays SE8 £1,900 PCM

Extremely spacious two bedroom apartment set within a gated development. Accommodation comprises two double bedrooms, master benefiting from dressing room and en-suite, open plan kitchen/ lounge with large bay window that floods the room with light, three piece bathroom suite and ample storage. The property further boasts neutral decor throughout, breathtaking views and secure underground parking if required.

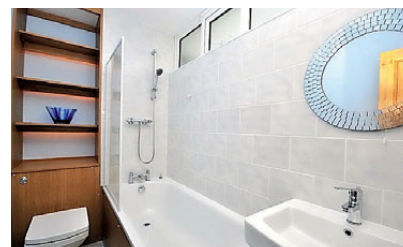
Peckham 020 7771 6777
peckham@acorn.ltd.uk



Red Post Hill Herne Hill SE24 £1,150 PCM

A beautifully refurbished large one double bedroom flat in a small block with natural varnished floorboards throughout. Accommodation comprises completely new kitchen with marble work surfaces, cosy large lounge with views over the park and new three piece bathroom suite with new tiles. The flat is situated in a very quiet residential area just a short walk to Dulwich Village and a stone's throw away from North Dulwich rail station. Offered unfurnished.

Dulwich 020 8516 3666
dulwich@acorn.ltd.uk





Belvoir Lodge, SE22 £215,000

Belvoir Lodge is situated at the Lordship Lane end of Underhill Road with its own private drive leading up to the building. Communal gardens surround the flat which is situated on the top floor. Generous reception room with Juliet balcony. One double bedroom, kitchen and bathroom.

Dulwich & SE sales 020 8299 1722 dulwich@bushells.com



Evelina Road, SE15 £288pw

A well presented and spacious maisonette located seconds away from Nunhead and Queens Road BR stations and local amenities. This property boasts two bedrooms, the master bedroom having sole access to a modern en suite, a bright reception room with double glazed bay windows, a three piece bathroom suite and a fully fitted kitchen equipped with a washer dryer.

Dulwich & SE lettings 020 8299 6066 dulwichlet@bushells.com



Reynolds Road, SE15 £435,000

Situated just a short walk from Peckham rye park is this charming 3 bedroom mid terrace Victorian house. Downstairs there are 2 separate reception rooms, modern kitchen, upstairs 3 bedrooms and a lovely bathroom. Reynolds Road is just a short walk from local buses and various BR stations including Nunhead.

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Philip Walk, SE15 £288 per week

Offering doubtlessly more space than most one bedroom flats, this first floor unique converted bakery is located behind private gates and boasts a 33ft open plan kitchen/reception room with ample storage and appliances, large double bedroom, wooden floors and off street parking. This property is located seconds away from Peckham Rye BR station.

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Stoke Court, SE22 £320,000

Located just off Lordship Lane in a lovely modern development is this beautiful apartment with a wrap around balcony. Two double bedrooms, modern kitchen, bathroom and has the added benefit of off street parking. Gloucester Court is conveniently located for local buses, Forest Hill and East Dulwich station.

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Baird Gardens, SE19 £322 per week

A spacious and well presented ground floor garden flat situated in a quiet cul de sac set in-between Sydenham Hill and Gipsy Hill BR stations with links into Victoria and London Bridge. This property offers neutral decor throughout, a grand reception room with wooden floor, two bedrooms both offering inbuilt storage, modern kitchen and a private gravelled garden.

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Derwent Grove SE22

£1,095,000

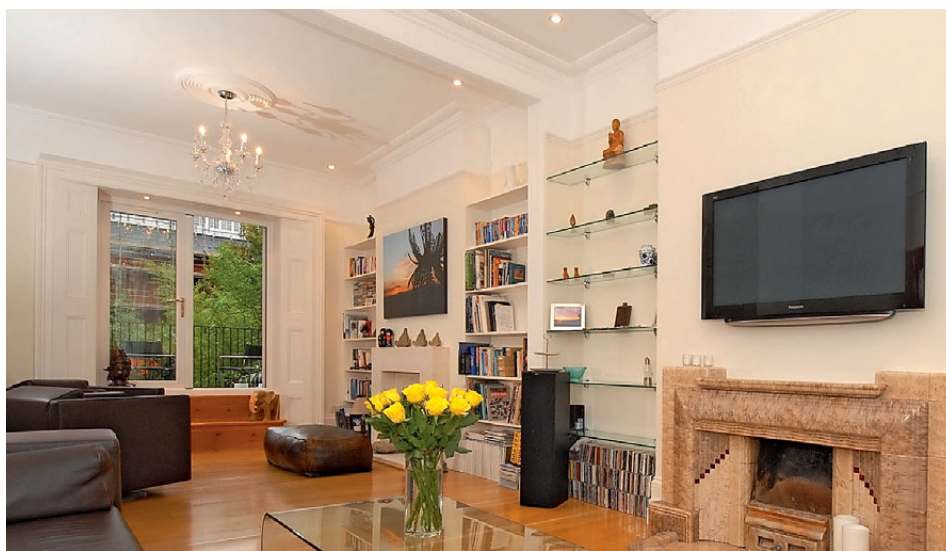
What: A stunning four-bedroom family home set over four floors; possibly the finest example of a property of its type in the area.

Wow factor: Offers close to 2500sq ft of living space; thoughtfully renovated and improved from the ground up with great attention to detail.

Spencer Kennedy, 020 8693 7835

Moving times

The local area's hottest moves this month



St Donatts Road SE14

£799,999 Freehold

What: A four-story, four-double bedroom Victorian terrace house with good space and period features.

Wow factor: Contemporary decor to

a high specification throughout with large, contemporary kitchen with direct access to the garden.

Extra features: Landscaped garden with patio dining area, two fitted bathrooms and utility room.

KFH Peckham, 020 7639 2029



Montague Avenue SE4

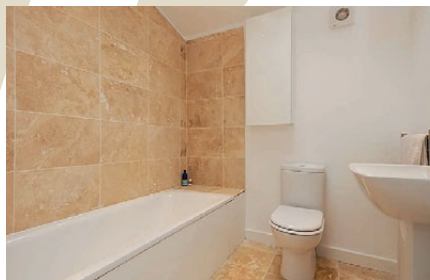
£1.2million Freehold

What: A beautiful five or six-bedroom house with glass-fronted porch and split-level kitchen diner and split-level reception.

Wow factor: The property offers a 76ft rear garden and is located next to Hilly Fields Park with one of the most desirable views in Brockley.

Extra features: Two bathrooms, a through reception, cellar, utility room and access to eaves for storage.

KFH Brockley, 020 8469 0202



GOODRICH ROAD, SE22

A beautiful and thoughtfully refurbished family home on the ever popular Goodrich Road. The property has an incredibly welcoming ground floor with a double aspect through reception flooding in loads of light. To the rear on the ground floor is a stunning fully fitted kitchen/diner with concrete worktops and bi-fold doors leading out to a south facing garden. Upstairs has three good sized bedrooms and a family bathroom. Early viewing of this lovely house is strongly recommended.

£579,950 FREEHOLD



SIX PILLARS

£3,500 PCM

A magnificent Grade II* listed detached 5 bedroom house, widely regarded as one of the finest examples of Modernist architecture in Britain. It has in recent years been restored under the direction of renowned architect John Winter. The house is situated on a quiet residential road above Dulwich Woods, within easy reach of rail connections to central London. It boasts mature gardens and delightful views of woodland at the rear.



WOODSYRE, SE26

A stunning 4 bedroom townhouse with well laid out accommodation over three floors, perched on the top of Sydenham Hill. The property briefly comprises a large reception room, fully fitted recently refurbished kitchen, front and rear patio garden giving access to the beautiful communal gardens that are maintained by the estate. There is also a garage and some off street parking. The nearest station is Sydenham Hill. A great family home!



STRADELLA ROAD, SE24

£2,250,000 FREEHOLD

This show stopping semi-detached gem has been subject to a beautiful overhaul by the current owners. A large reception room, a library/study, playroom and an enormous utility room complete the ground floor. The first floor offers a master suite with 2 further double bedrooms and a fully fitted bath/shower room. The top floor consists of 3 bedrooms and a further fitted bathroom. There is an enormous garden extending some 130' with a vast lawn and established flower borders.



TOWNLEY ROAD, SE22

SOLD

Stunning handsome 3 bedroom house in tip top condition throughout. A larger than average hallway leads you to the principle reception rooms and up to the first floor. The middle of the house offers a large eat-in kitchen with room for a dining table and access to the garden which opens out to a large lawn area and a patio. The ground floor offers another large reception, a nicely fitted shower room and large utility.



BARRY ROAD, SE22

SOLD

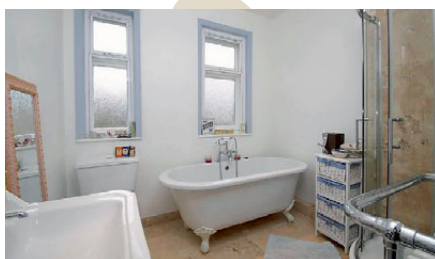
This buxom Barry Road beauty is crying out for someone to come along and return it to its former glory! Double fronted, and offering elegant proportions, the house could be a dream come true if you're looking for a do-er upper! The ground floor offers 2 large reception areas and a kitchen breakfast room which would need to be refitted. Upstairs has 3 double bedrooms, a large single and bathroom with scope to further extend (STPP!). Outside is a large rear garden and to the front off street parking. END OF CHAIN!



LANDCROFT ROAD, SE22

SOLD

This handsome Victorian specimen has been beautifully turned out by the current owners. A double reception room decorated to enhance the period charm offers a quirky contemporary twist. The large modern kitchen/diner to the rear leads directly out to the fabulous rear garden. The plot the house sits in increases at the rear resulting in a much larger than average garden and HUGE side return. There are 3 generous bedrooms plus a handy shower room and a cleverly converted loft offers a double bedroom with sole use of a Phillip Stark inspired bathroom suite.



Parbury Road, SE23

£500,000 Freehold

In the very popular area of Honor Oak and in a very quiet residential street is this three bedroom end of terrace house. Comprising two separate receptions and kitchen to the ground floor, three great size bedrooms on the first with a nice modern fitted bathroom. Externally there is a decent size rear lawned garden. Within very close proximity to Honor Oak Train Station and local shops.



EBSWORTH STREET, SE23

£370,000 FREEHOLD

Beautifully presented is this fabulous two bedroom terraced Victorian half-house in the very popular and sought after Honor Oak area. Within very close proximity to Honor Oak Park Train Station this property comprises two double bedrooms, two separate receptions and a large modern fitted kitchen and upstairs bathroom. Externally there is also a well maintained garden to the rear.



ACKROYD ROAD, SE23

£315,000 LEASEHOLD

In the ever popular area of Honor Oak Park is this well presented two bedroom first floor conversion flat with its own private garden. Comprising two bedrooms, spacious lounge to the front, modern fitted kitchen and bathroom plus the extra advantage of your own private rear garden. This property also benefits from being within close proximity to the Honor Oak Train Station.



BROADFIELD ROAD, SE6

£455,000 FREEHOLD

Nicely presented is this fantastic three bedroom double fronted Corbett terraced house. Comprising two good size reception rooms plus kitchen/breakfast room to the rear. Upstairs there are three good size bedrooms and a family bathroom. Externally there is good sized lawn garden with patio area. This property further benefits from original features plus is within proximity of the Hither Green Train Station.



DUNCOMBE HILL, SE23

£169,950 LEASEHOLD

Requiring some updating is this one bedroom ground floor conversion flat. With its own private entrance this property comprises kitchen, bathroom, lounge and a double bedroom. Within very close proximity to Honor Oak Train Station this property is perfect for a first time buy or as a nice buy-to-let.



EBSWORTH STREET, SE23

£1,400 PCM

Now available is this two double bedroom Victorian conversion flat in the popular Honor Oak area. Comprising two good size double bedrooms, spacious lounge, fitted kitchen and bathroom. Externally there is an extra benefit of direct access to a private garden. Available immediately.



BARGERY ROAD, SE23

£2,300 PCM

Extremely well presented is this very spacious four/five bedroom semi-detached Victorian house in the very popular Catford Conservation area. Comprising two large reception rooms, a very modern kitchen with large breakfast room, an upstairs family bathroom and a downstairs shower room plus five bedrooms (four doubles and one single) Externally there is a well kept secluded private rear garden. Available immediately.



GIPSY ROAD, SE27

£585,000 FREEHOLD

Presented in wonderful condition throughout, this excellent four bedroomed house is set along a charming residential road moments from transport and amenities, offering ample living space and 50ft private garden. Arranged over three floors the house comprises bright and spacious double reception room, well equipped kitchen/diner opening out to garden, four good-sized double bedrooms, two bathrooms and separate downstairs WC. Further benefits include off-street parking. Gipsy Road is well located for a wide range of local amenities. Kingswood Primary School is on the doorstep which is rated outstanding by Ofsted. Local transport links include Gipsy Hill Station (National Rail).



CHANCELLOR GROVE, SE21

£599,950 FREEHOLD

Simply stunning three bedroom period property offering ample living space and beautifully presented throughout. Arranged over three floors the property comprises bright reception room with fireplace and wooden shutters, spacious kitchen and dining room, three bedrooms and bathroom. Further benefits include a separate utility room, loft room which is ripe (STPP) for conversion to create a further bedroom suite and downstairs WC.



CLOISTERS COURT, SE19

£120,000 LEASEHOLD

This is a spacious two bedroom flat on the first floor of a well maintained retirement complex. The property comprises bright and spacious reception room, well equipped kitchen, two good sized bedrooms and bathroom. Externally there is residents parking and pleasant communal grounds. The property is close to the Crystal Palace "Triangle" with its array of shops, bars and restaurants and within easy reach of Crystal Palace and Anerley stations. Over 55 years of age.



CARNAC STREET, SE27

£299,950 FREEHOLD

A three bedroom house in a brilliant location which requires refurbishment but has enormous potential for updating. Accommodation comprises double reception room, kitchen, utility room, three bedrooms, bathroom and separate toilet. Further benefits include storage space in the loft, which (STPP) could be converted to create a bedroom suite. To the rear there is a 47 ft garden. Elm Wood Primary School is on the doorstep which is rated outstanding by Ofsted.



ROSENDALE ROAD, SE21 £269,950 SHARE OF FREEHOLD

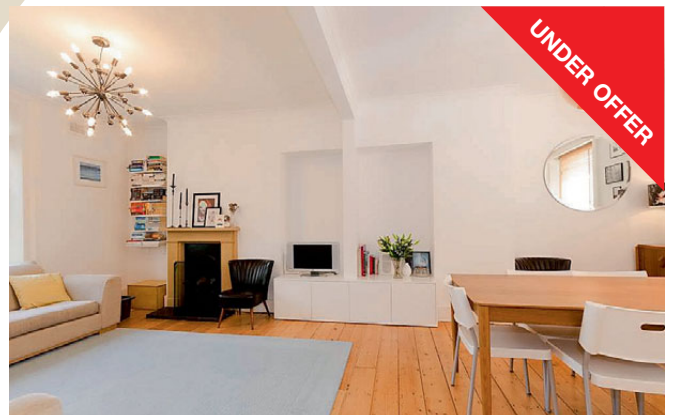
A superb one bedroom period conversion located on this popular road in West Dulwich. The accommodation comprises large bay fronted living room, good size double bedroom, shower room, well equipped kitchen and storage room. To the rear there is a large, private and well maintained garden. Rosendale Road is within easy reach of West Dulwich and Dulwich Village and excellent rail links to central London are from nearby West Dulwich and Tulse Hill stations. Share of Freehold. NO ONWARD CHAIN.



CLIVE ROAD, SE21

£635,000 FREEHOLD

We are delighted to offer to the market this recently refurbished detached three bedroom Victorian house. The accommodation comprises open plan kitchen/dining room, utility room and separate double aspect lounge on the ground floor. Three double bedrooms, study and bathroom can be found on the first floor. There is a large rear garden and off street parking for two cars.



PARK HALL ROAD, SE21 £429,000 SHARE OF FREEHOLD

An absolutely stunning split level conversion flat set within a delightful period property. The spacious accommodation comprises three bedrooms, double reception room, kitchen and bathroom. Park Hall Road is approx. 1/2 mile from West Dulwich station and is within walking distance of Dulwich College and DPL. Local restaurants and shops can be found in Rosendale Road and on Park Hall Road itself.

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- Many Period Features
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BEARSTED £475,000

Attached Former Coach House

- Grade II Listed
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- Close To The Green



TEYNHAM £475,000

Grade II Listed Detached Cottage

- Wealth Of Period Features
- Three Bedrooms
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- Approximately 1¼ Acres
- Country Lane Location
- Various Outbuildings



WHITSTABLE £249,950

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- Three Reception Rooms
- Cloakroom
- Garage And Driveway



BOUGHTON-UNDER-BLEAN £285,000

Turn Of The Century Farm Cottage

- Beautiful Setting
- Three Bedrooms
- Kitchen/Breakfast Room
- Wood Burning Stove And Open Fire
- Large Log Cabin
- Approximately 1/3 Of An acre Plot

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Beauval Road SE22 £1,075,000
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Stradella Road SE24 £2,250,000
A fabulous semi-detached family home.



Spenser Mews SE21 £545,000
A delightful three bedroom house.



Jasper Road SE19 £950,000
A stunning family house.



Burbage Road SE24 £2,250,000
A fabulous six bedroom semi detached house.



Henry Tate Mews SW16 £439,950
A detached two bedroom house.



Alleyn Road SE21 £1,800,000
A detached four bedroom house.



Venner Road SE26 £580,000
A delightful four bedroom family home.



Period House

£640,000 - £660,000

Argyll Close, SW9

Ref: 7065

An excellent opportunity to acquire this impressive three storey period house set within a no through road on the borders of Clapham North and Brixton. The property is in our view extremely well presented throughout and finished to a high standard to include solid cherry wood parquet flooring, double glazed sash windows with period feature fireplaces & heaps of character.

- Three Storey House
- Two Receptions
- Period Features
- Impressive Finish
- Close To Three Tubes

Centrally Located

£350,000 - £360,000

Rushcroft Road, SW2

Ref: 7112

This excellent two double bedroom flat is located in possibly one of the most desirable, centrally located roads in Brixton. Set on the first floor the property offers character & style with period features galore including a cast iron fireplace with marble surround and sash windows. The property is very close to the tube (Victoria Line), Brixton market and Brixton village.

- Mansion Block
- First Floor Flat
- Two Double Bedrooms
- Super Location
- Share Of Freehold





Residential Road

£459,950

Athlone Road, SW2

Ref: 6849

A superb opportunity to purchase this impressive three bedroom house set within a sought after location and presented in excellent condition throughout. The house has two receptions with a superb luxury kitchen and modern bathroom suite being decorated to a high standard. There is side access to the private rear garden and the property is close to transport links

- Semi Detached
- Three Bedrooms
- Two Receptions
- Luxury Kitchen
- Private Garden

Split Level

£450,000 - £475,000

Lambert Road, SW2

Ref: 7062

A superb opportunity to acquire this huge two double bedroom split level maisonette with a private entrance door, spacious eat-in kitchen and a large private roof terrace. This property is in a fantastic location on the borders of Clapham & Brixton offering easy access to all local amenities.

- Split Level
- Two Double Bedrooms
- 15ft Reception
- Sought After Location
- Long Lease





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The January and February lettings market is always very busy and 2013 will be no exception as people look to move to bigger houses or make new starts. With branches across the area we have a wide range of quality tenants looking for a mixture of properties.

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www.leaders.co.uk

744137 Forest Hill £850 pcm

A beautiful and well presented one bedroom split level conversion flat, set over two floors, offered unfurnished and situated in the heart of Forest Hill. The property is neutrally decorated and carpets in the bedroom and dark wooden floors in the living space.



1090457 Sydenham £1,050 pcm

An exceptional unfurnished two bedroom conversion flat which is modernised but retains most of its character with many original period features.



1086452 Forest Hill £1,250 pcm

A well presented furnished split level two/three bedroom flat above a commercial premises, which has been professionally converted to a high standard.



1099828 West Dulwich £1,400 pcm

Beautiful and well presented two bedroom conversion flat situated in West Dulwich within walking distance to many local amenities.



1101429 East Dulwich £1,400 pcm

Well presented modern two bedroom apartment set on the third floor with lift service. Offered furnished and is neutrally decorated throughout.

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We continue to sell some of the finest homes in Dulwich and the surrounding areas. Below is a selection of properties we have sold during the last twelve months in all price ranges.



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Sole Agents



MYRTLE HOUSE, GROVE PARK SE5
Joint Sole Agents



DULWICH VILLAGE SE21
Joint Sole Agents



EAST DULWICH GROVE SE22
Sole Agents



PECKHAM RYE SE22
Sole Agents



WINTERBROOK ROAD SE24
Sole Agents



PECKHAM RYE SE22
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WOOD VALE SE23
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CROXTED ROAD SE21
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ROLLSCOURT AVENUE SE24
Sole Agents



ARDLUI ROAD SE27
Sole Agents



LANCASTER AVENUE SE27
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If you are thinking of selling in 2013, please contact us. We have a number of exceptional buyers registered and looking to buy, particularly at the very top end of the market.



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LANERCOST ROAD SW2
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SOUTH CROXTED ROAD SE21
Sole Agents



MITCHELL'S PLACE, AYSGARTH ROAD SE21
Sole Agents



ROSENDALE ROAD SE21
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PARK HALL ROAD SE21
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DANECROFT ROAD SE24
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streets ahead



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Lettings Manager

Patrick Donnelly
Senior Valuer

Nick Durkin
Lettings Manager

Marina Steel
Senior Sales
Consultant

Daniel Woods
Lettings Manager

Jon Butler
Financial Consultant

MEET THE TEAM



Streets Ahead, winners of the Best Small Estate Agent in the South East were delighted to receive the award. Graham Coton, from their New Homes Department, commented

"This is the second year running we have won this prestigious award and it is testament to the hard work all our staff put in across all our divisions. For my own department to be recognised as one of the top three new homes operations in the entire country is a huge reward and we are really looking forward to 2013 where we are launching some stunning new properties."

Graham Coton New Homes Manager

020 8655 4783 | graham.coton@streetsahead.info



"It was a fantastic day and means so much, now having won the award two years in a row shows the consistency and high quality level of customer service that we provide to our clients day in day out and we look forward to continuing that in 2013."

Jola Bamigbola Sales Manager

020 8683 8110 | jola.bamigbola@streetsahead.info



"I find my job very rewarding but to receive an award for the hard work we all put in every single day and to know all our efforts to provide our clients with the best possible service we can is not going unnoticed feels great. I love the challenge of giving all of my customer's first class service and am really looking forward to continuing this in 2013."

Michael O'Flaherty Senior Sales Consultant



"We are very proud to receive such an award and to be voted by our peer's means everything. It's a credit to our staff that work so hard and always strive to deliver fantastic customer service. We do a huge amount of training and are thrilled to bits to receive this award."

Nick Durkin Lettings Manager

020 8683 8112 | nick.durkin@streetsahead.info



"It's a real credit to the hard work and commitments we see go in, from secretary to managing director level on a daily basis. I would compare it to Chelsea winning the champions league for 2 years in a row, just lets you know what you're working for everyday and with the best of the best in the Estate agency industry"

Daniel Sarpong Senior Lettings Consultant



Bob Hay
Managing Director

Jeff Quantrell
Area Director

Jola Bamigbola
Sales Manager

Michael O'Flaherty
Senior Sales
Consultant

Daniel Sarpong
Senior Lettings
Consultant

Jayne Best
Home Move
Consultant

Lisa Adams
Lettings Consultant

Jonathan Claustres
Lettings Consultant



TALFOURD ROAD, SE15

£889,950

Charismatic 4 double bed Victorian home in Holly Grove Conservation Area. Four storeys, 3 receptions, eat-in kitchen, exposed brickwork, stripped floorboards, marble fireplaces and remarkable locale. Close to Bellenden Road, Zone 2 trains at Peckham Rye and East London Line links.



MARMORA ROAD, SE22

£675,000

Large and lovely 4 double bed semi with period features, mature garden, workshop, 2 receptions and hefty proportions. Close to Fairlawn & Goodrich primary schools.



CRAWTHEW GROVE, SE22

£595,000

Superior Victorian cottage in Central SE22 spot. 3 bedrooms, kitchen/diner; 2 further receptions and pretty garden. Newly kitted out and tasteful decor. Chain free.



LANVANOR ROAD, SE15

£515,000

Cheery 3 double bed house on Nunhead/ Peckham border. Period features, gorgeous interior; kitchen/diner; double reception, cellar and decked garden.



LONDON ROAD, SE23

£398,950

More spacious than many houses, this 3 bed, 2 bath apartment has a kitchen that would entertain 10 and is flanked by gardens. Close to Forest Hill station.

"Matching people to homes....honestly!"

020 8299 3021 | roybrooks.co.uk



CAMBERWELL GROVE, SE5

£1,495,000

Beautifully styled 4 bed townhouse on Camberwell's most historic grove. Every modern convenience is at your fingertips, from the audio system to the integrated wine cooler. Camberwell Grove is famous for having some outstanding examples of Regency and Georgian architecture.



CARDEN ROAD, SE15

£630,000

Really brilliant 4 double bed semi in central Nunhead spot. 3-receptions, large kitchen and potential to open-up, uplift and add value. Close to an improving high street.



CHOUMERT SQUARE, SE15

£299,995

Architecturally elite cottage in gated Victorian lane. Minimal interior, double bedroom and sleek, open-plan kitchen. This is an exclusive address in Peckham.



DOVEDALE ROAD, SE22

£625,000

Authentic 1930's 4-bed semi-detached house in totally des-res area just few moments from Peckham Rye Park. Period features, eat-in kitchen, 2 receptions and garden.



DUNSTANS GROVE, SE22

£499,995

Delicious double-fronted Victorian home with perfectly poised interior: 2 double bedrooms, immaculate kitchen and bathroom and beautifully designed garden.

For lettings call Kelly and Mel



NARBONNE AVENUE CLAPHAM SW4 £1,350,000 FREEHOLD

Situated on one of the finest roads in Abberville Village, this impressive 5 bedroom, 3 bathroom family house possesses all the character of a country home and yet still is in keeping as a beautifully presented London home. The property benefits from an abundance of natural light throughout. This is down to the large bay window at the front and the brilliantly transformed kitchen which uses the side returns skylights and the large French doors leading out to the secluded garden to its full effect.



GLENGARRY ROAD, EAST DULWICH, SE22 £825,000 FREEHOLD

Located on a residential, tree-lined road, this 5 bedroom semi-detached property makes for a great family home. Equidistant from Dulwich Village & East Dulwich, convenient for either being close to Dulwich schools, it is in a sought after location. With a large footprint, boasting over 1600 square feet of living space and a sunny rear garden. The property is within walking distance from North and East Dulwich train stations.



DERWENT GROVE, EAST DULWICH, SE22 £795,000 FREEHOLD

This property is an excellent example of a house that has been well loved, and rightly so....as it is a fantastic family home! The 4 double bedroom house has a simple practical layout with a large double reception room and spacious kitchen/breakfast room (with separate utility room) to the rear of the property. Lovely high ceilings and tastefully decorated throughout the property is inviting and homely with features such as gas fireplaces, original cornicing and bay window in the front reception.



KESTREL AVENUE, HERNE HILL, SE24 OFFERS FROM £500,000

4 bedroom flat spread over two floors providing over 1300 sq ft of living accommodation. Located on one of the most attractive streets in Herne Hill, within a 10 minute walk of Herne Hill Station (links to Victoria and Kings Cross). Original features include sash windows and period fireplaces. Early viewing highly recommended.



OAKDALE ROAD, NUNHEAD, SE15 £389,000 FREEHOLD

This fantastic 2 double bedroom Victorian terraced house is offered to the market Chain Free. The property has been completely refurbished inside and out to an excellent standard. The property comprises of a reception room with bay window, a separate WC and a cleverly proportioned newly fitted kitchen/diner featuring a Samsung American Double Door Fridge Freezer, a built in microwave, 5 Burner Smeg Cooker and Victorian style tiled flooring throughout.



LUGARD ROAD, PECKHAM, SE15 £229,950 SHARE OF FREEHOLD

Truepenny's are delighted to offer this recently refurbished 2 bedroom flat within a lovely Victorian terraced house. Early viewing is highly recommended as this property is sure to be snapped up by a savvy buyer looking for a good buy under the stamp duty threshold. The property features a brand new kitchen opening up into a good sized reception room, a master bedroom, a smaller second bedroom and bathroom.



LYNETTE AVENUE, CLAPHAM, SW4 £3,878 PCM

This home offers ample living space with five well proportioned bedrooms spread across two floors, including a separate, dedicated guest room with en-suite shower room. The further four double bedrooms share two good sized bathrooms on the first and second floor. The kitchen/breakfast room is accessed from either the hallway or through the light double reception room and, having recently been extended into the side return, offers a generous amount of space for dining and entertaining.



BALHAM PARK ROAD, BALHAM, SW12 £3,500 PCM

Full of character and charm and this property has been newly refurbished with a new kitchen and bathroom this year. This grand 4 bedroom family home offers over 1900 sq ft of living accommodation and fantastic features such as original fireplaces, sash windows, wooden floorboards and beautiful corning in the entrance hall. The house is conveniently situated between Wandsworth Common and Balham (BR) and Northern Line access within a 5 minute walk from the property. Offered un/furnished, available immediately.



GOODRICH ROAD, EAST DULWICH, SE22 £1,650 PCM

Boasting period features, including high ceilings, wooden flooring throughout and sash windows. Refurbished less than a year ago, the property is beautifully finished throughout and offers a lovely conservatory leading onto a 60ft private garden to the rear of the property. The property is a fantastic size and offers a large reception room, separate fully fitted kitchen with all necessary appliances. Two equally sized double bedrooms. Modern bathroom with full three piece suite and shower over tap. Offered on an unfurnished basis. Available Mid December.



UNDERHILL ROAD, EAST DULWICH, SE22 £1,425 PCM

This one bedroom flat is one of a kind having been moulded from a beautiful period pub and a modern building. Clean and well maintained with the added bonus of a quirky traditional layout this first floor flat boasts lovely sash windows, a contemporary kitchen, oak flooring in the reception/kitchen and a fitted bathroom. Stockwell Road is centrally located with shops, bars and cafes a short walk away and it is also in the perfect location for access to both the City and the West End.



DEWAR STREET, PECKHAM RYE, SE15 £1,300PCM

Bright, spacious and ready to move into, this 2 bedroom ground floor apartment set within a gated development has been refurbishment to a very high standard and located within walking distance to Lordship Lane and Peckham Rye. The property is approximately 600 sq ft with new 18 mm oak flooring. It offers plenty of storage and a brand new kitchen as well as allocated parking facilities. As you enter the property you'll definitely notice the spacious hallway and excellent finish..



RED POST HILL, HERNE HILL, SE24 £1250PCM

Stunning newly refurbished situated on the ground floor of an attractive red brick Victorian property. This large one double bedroom flat has just been completely refurbished to a very high standard, with oak flooring throughout and a modern fully fitted kitchen with dishwasher and full size freezer. Other features include a large cellar which offers excellent storage and a charming patio garden.



Derwent Grove, SE22

£1,095,000

Possibly the finest example of a property of its type in the area. This stunning four bedroom family home has been thoughtfully renovated and improved from the ground up with great attention to detail. The property is set over four floors and offers 4 double bedrooms and close to 2500 sqft of living space. The owners have combined period charm with modern living and the quality of fixtures, fittings and finish throughout is enviable. There are simply too many key features to list and an early appointment to view is strongly recommended.



Underhill Road, SE22

£665,000

An excellent opportunity to acquire this fantastic family home situated within close proximity to Lordship Lane with its many independent shops and restaurants. This Victorian terrace home benefits from a wealth of period features including cast iron fireplaces and original ceiling cornice and has been improved throughout to create a modern family living space. The property offers 4 bedrooms and has been maintained to a very high standard.

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Winterbrook Road, SE24 £1,550,000

This exceptional semi-detached house has been refurbished to exacting standards - introducing additional light and space with bespoke 8ft high internal doors and glass panelled bannisters. Winterbrook Road is one of the most attractive and sought after residential roads in the area, within close proximity to Herne Hill and North Dulwich Stations.



Harold Road, SE19 £1,300,000

A truly impressive detached Victorian family home situated within the heart of a popular conservation area and close to the many independent shops and restaurants of Westow Hill. The property offers in excess of 3000sqft of living space with a 90ft private rear garden.



Barry Road, SE22 £1,250,000

An imposing double-fronted Victorian home with a wealth of period features and charm. The property has been well maintained by the current owners and benefits from a mature rear garden. Situated within close proximity to Lordship Lane with its many independent shops and restaurants as well as the numerous good schools of the area makes this a fantastic family home and an early appointment to view is strongly recommended.



Woodside Villa, SE26 From £350,000

A selection of two and three bedroom luxury apartments available with no onward chain. The property has been exceptionally well renovated and modernised, presenting a contemporary design with polished plaster walls and basalt flooring. The finer details of this development must be seen to be appreciated and an early appointment to view is strongly recommended.



Burbage Road, SE21 £2,250,000

A prominent detached village property situated on the corner of Burbage and Turney Roads and benefits from a corner plot position with an impressive size garden. The property offers in excess of 3000 sqft of internal space making for generously proportioned rooms throughout.



Tritton Road, SE21 £775,000

Situated on a popular road in West Dulwich is this five bedroom semi-detached Victorian home. The property benefits from a wealth of period features including sash windows, cast iron radiators and fireplaces. The current owners have maintained the property to a very high standard throughout and created an exceptional modern family home.

Fox Hill Gardens SE19

£995,000

What: A four-bedroom detached bungalow for sale in Crystal Palace, just off Fox Hill. The property offers four bedrooms (all with en suite bathrooms).

Wow factor: A master bedroom with dressing area, three reception rooms and a modern kitchen with separate utility space.

Extras: A south-facing rear garden, raised decking, garage, off-street parking and high-end security system.
Pedder Crystal Palace, 020 8670 7160



Property picks

The area's hottest news and moves this month



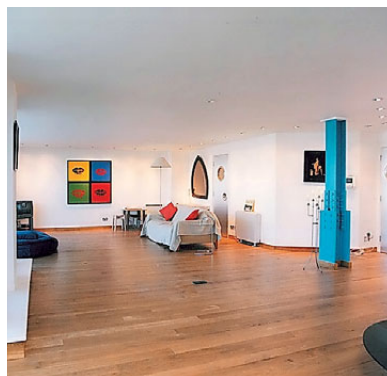
Alexandra Road SE26

£599,950

What: An attractive semi-detached house, beautifully presented throughout, offering good proportions in all principle rooms.

Wow factor: Alexandra Road is highly regarded for its location and picturesque qualities, and the dining, reception and kitchen area offers views overlooking Alexandra Park.

Extras: A fully integrated kitchen, utility area, cloakroom, four bedrooms and a family bathroom.
Pedder Sydenham, 020 8659 0220



Baltic Quay, Sweden Gate SE16

£645,000 Leasehold

What: A stunning three-double bedroom 1,300sq ft apartment on the third floor of one of Surrey Quays' most iconic developments.

Wow factor: A 750sq ft reception room with floor-to-ceiling windows, 38ft balcony and dockland views.

Extras: Two bathrooms, en suite to the master bedroom, secure parking and 24-hour concierge service.
Oliver Jaques, 020 7231 5050

Julian Hill of Elysian Finance on the benefits of the Funding for Lending scheme

The Funding for Lending scheme, introduced by the government in the late summer of last year, is already benefitting the mortgage market. The scheme, administered by the Bank of England, lends money to the mortgage lenders, which reduces their cost of borrowing and enables them to increase the amount of mortgages available. This, together with the reduction in LIBOR interest rates, has seen lenders scrambling to compete on mortgage interest rates with some very compelling rates available from the major providers. The lower interest rates has predominately been aimed at the low loan-to-value sector, but lenders will come under increasing pressure to move to the higher loan-to-value arena, which will mean good news for the first-time buyers with smaller deposits.



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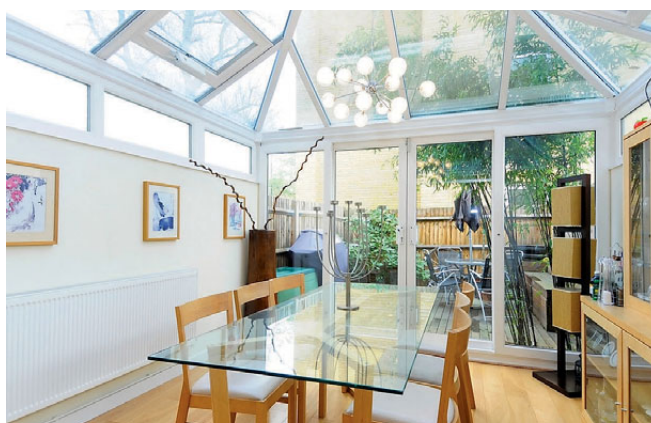


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After over 30 years working in SE London property, we like to think we know a thing or two about selling and letting homes. To us, it's all a matter of sharper thinking. Of growing our own talent and working with talented people. Of encouraging our offices to work together to maximize the potential. Of keeping you informed so you make informed decisions. But it's also about ensuring that we pay attention to the detail like professional property particulars. Engaging window displays. And making sure your property is on the right websites. Selling and letting your home is what we excel at and is just a matter of sharper thinking.

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Highwood Close, Dulwich

£615,000 Freehold

A 3 storey townhouse arranged over 3 floors set within a gated development in Dulwich. Property comprises of 4 bedrooms, 2 bathrooms, modern fitted kitchen, lounge, conservatory/dining room and cloakroom. To the rear there is a patio garden and to the front a drive providing off street parking.

Please contact our Dulwich Village Office on **020 8299 0922**



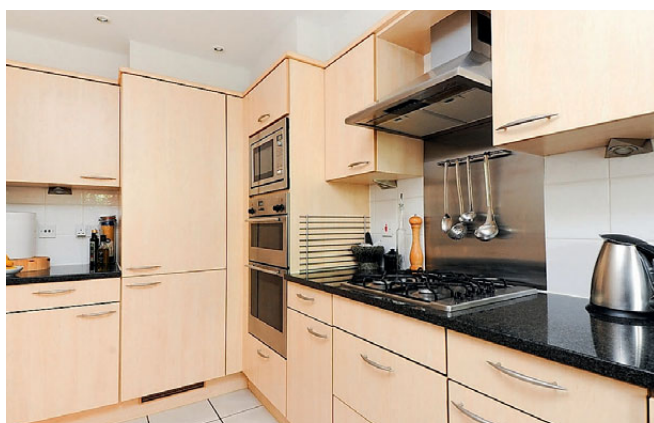
SE London's hottest properties



Byne Road, Sydenham £549,950 Freehold

4 bedroom house with a beautifully finished interior arranged over three floors. The ground floor has two reception rooms and a kitchen/breakfast room overlooking the rear. There are three double bedrooms and a family bathroom arranged across the first floor and a further master bedroom with ensuite shower room on the second floor. Garden mainly laid to lawn.

Please contact our Sydenham Office on **020 8659 0220**



Herbert Mews, Brixton

£579,950 Freehold

A well presented Georgian style 5 bedroom end of terrace townhouse on the edge of Brockwell Park. Property comprises of a stylish fitted kitchen with integrated appliances, a 15' reception room, and a conservatory. Four bedrooms, bathroom and an en-suite shower room arranged over the 1st and 2nd floors. To the rear is a landscaped garden, with parking to the front.

Please contact our Herne Hill Office on **020 7738 5926**



SE London's hottest properties



Melbourne Grove, East Dulwich £735,000 Freehold

Immaculate 3 bedroom Victorian terraced house in a great location in East Dulwich. Features a double reception room, laundry room and a good sized eat-in kitchen opening up on to a secluded 50ft (approx) garden, upstairs there are three bedrooms and family bathroom. The property is currently arranged over two levels but has potential to extend into the loft.

Please contact our East Dulwich Office on **020 8299 3721**



Waldegrave Road, Upper Norwood

£825,000 Freehold

Double-fronted 5 bedroom period house arranged over three floors in Crystal Palace. Property comprises of three reception rooms, modernised kitchen and access to cellar on the entrance floor. Upstairs there are three bedrooms, family bathroom and separate shower room, with two further double bedrooms on the top floor. Includes a beautifully maintained rear garden.

Please contact our Crystal Palace Office on **020 8670 7160**



SE London's hottest properties



Montgomerie Mews, Forest Hill £599,950 Freehold

A contemporary four bedroom town house set within a private cul de sac. Arranged over three floors the property comprises 4 bedrooms, 2 with en suite bathrooms, family bathroom, large main reception room with feature fireplace, high specification kitchen/dinner with access onto the garden, ground floor W.C and integrated garage.

Please contact our Forest Hill Office on **020 8314 4070**

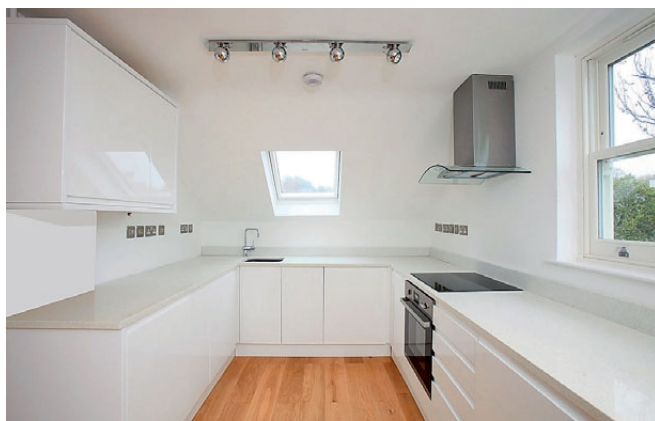
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Longton Avenue, Sydenham

Prices from £225,000

A Victorian conversion of 7 apartments consisting of 1,2 and 3 bedrooms with parking and gardens. The apartments have a high level of internal finishes and specification. The standard kitchen is designed with integrated appliances. The bathrooms have contemporary high quality sanitary ware, tiling and heated towel rails.

Please contact our New Homes Office on 020 7738 6839

SE London's hottest properties



Have you ever wondered why so many of SE London's hottest properties are with Pedder? Maybe it's down to our dominance on the high street. Perhaps it's our office network and extensive web coverage which means more details get in front of more people. Or maybe its because our eight offices work as a team. It all means that hot homes get the best possible exposure – great news for sellers and landlords.

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77A Westow Hill
SE19 1TZ

020 8670 7160

Dulwich Village

119 Dulwich Village
Dulwich Village
SE21 7BJ

020 8299 0922

East Dulwich

23 Lordship Lane
East Dulwich
SE22 8EW

020 8299 3721

Forest Hill

45 London Rd
Forest Hill
SE23 3TY

020 8314 4070

Herne Hill

24 Half Moon Lane
Herne Hill
SE24 9HU

020 7738 5926

Park Hill

52 Chichester Rd
Parkhill
CR0 5NB

020 8680 2422

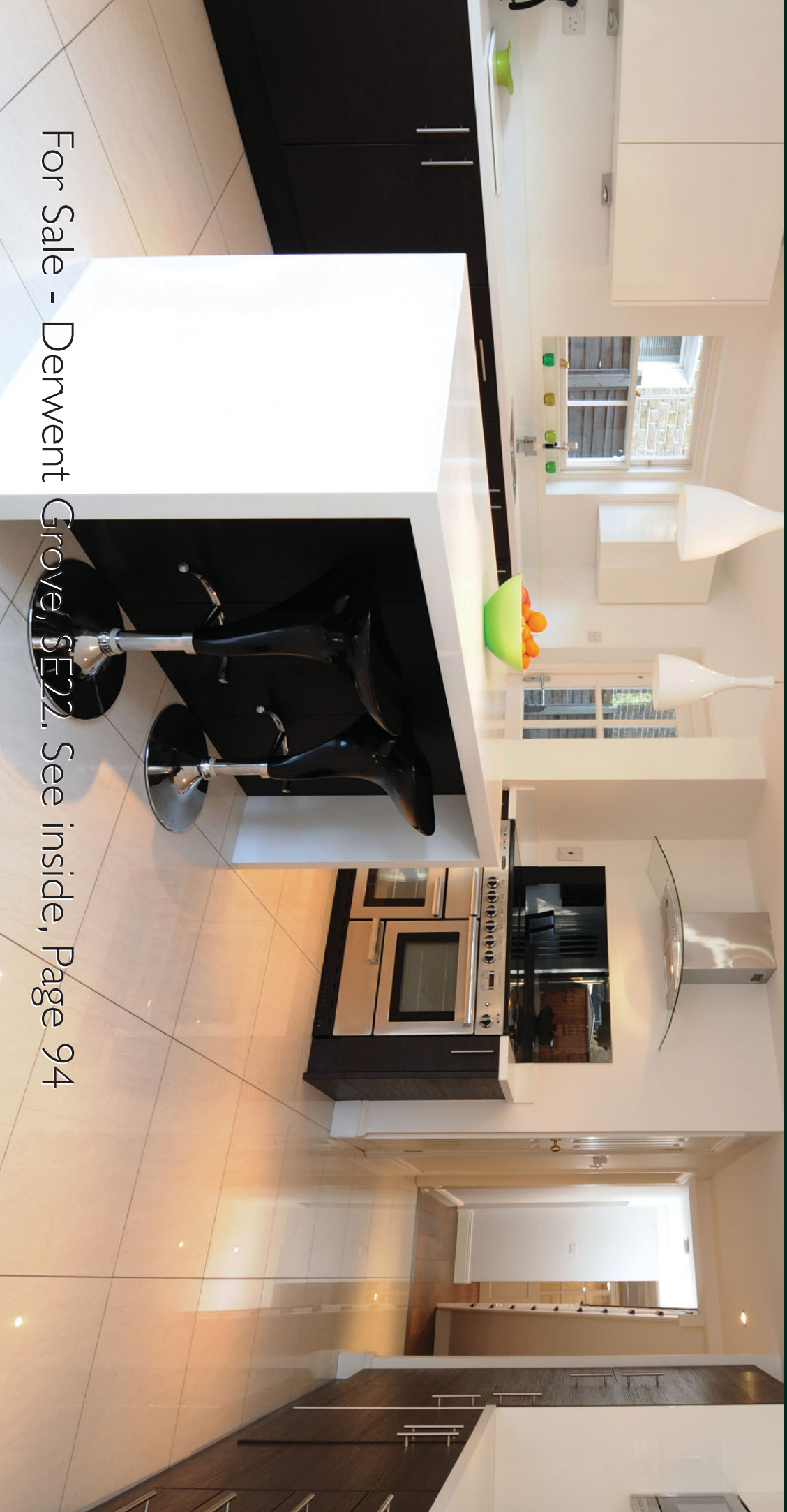
Sydenham

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For Sale - Derwent Grove, SE22. See inside, Page 94

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